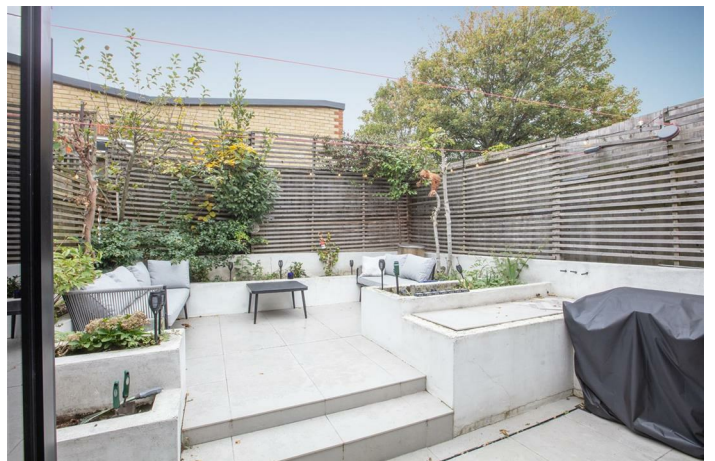


KIRKWOOD ROAD, NUNHEAD, SE15  
LEASEHOLD - SHARE OF FREEHOLD  
OFFERS IN EXCESS OF £680,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 999 years remaining

Service Charge : n/a

Ground Rent : n/a

## FEATURES

Private Garden

Lovely Kitchen Extension

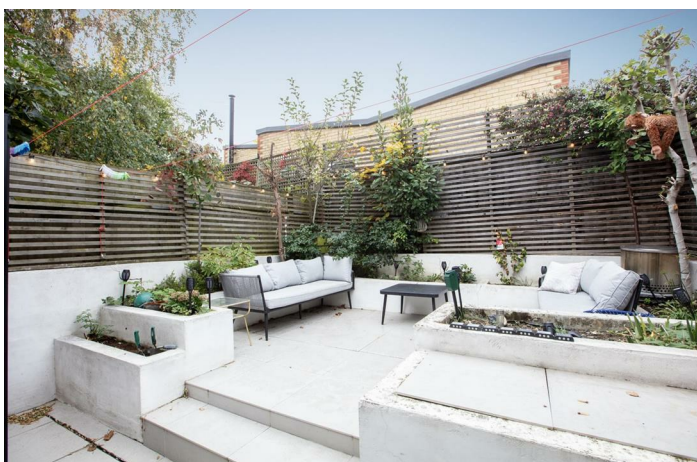
Two Double Bedrooms

Share of Freehold



KIRKWOOD ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



KIRKWOOD ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



Beautifully Extended Two Bed Period Conversion with Private Garden.

Expertly extended and well arranged, this fantastic two bedder offers a comfortable and spacious living environment. It sits on the ground floor of a well-placed period number and boasts a private split-level garden to boot. Two double bedrooms and a handsome contemporary bathroom adds to the charm. Transport-wise you're well catered for. There are extremely good train links; you can choose from Nunhead or Queens Road Peckham stations (9 minutes and 12 minutes to each respectively by foot). The journey to London Bridge from Queens Road Peckham station is just eight minutes and it of course benefits from being on the 'Ginger Line' taking you to Shoreditch in 18 minutes via overground. Nunhead also offers a fast train service to Victoria, St. Pancras and Blackfriars.

A shared garden and entrance lead inward. Your inner hall initially leads you to a front facing double bedroom with recessed storage and plenty of light. The second double has a peaceful rear aspect and more fitted storage. Further along the hall you find a nicely presented modern bathroom with shower and crisp white suite. The lounge leads off from the end of the hall and enjoys a huge overhead skylight and some fancy wall tones. An open arch leads from here to the full-width kitchen/diner which offers unbeatable cooking, dining and entertaining space. There's a central island for additional food prep and a full range of integrated appliances. A set of tri-fold glass doors open wide to your patio and garden - it's a magic spot for summer al-fresco dining.

The location leaves you just a short stroll from the village-esque Nunhead Green where you'll find the wonderful Ayres bakery, fishmongers, butchers, D4100 bar and pizza joint, numerous pubs, wine bars and two amazing coffee shops. It's a short walk to Peckham Rye and the wide variety of bars, restaurants and shops in Peckham including Franks for rooftop summer drinks and Nola for award winning coffee. Peckham also boasts a famous cinema with tickets for just £5.99, gyms and large supermarkets. In the other direction is Nunhead cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's. You are also in walking distance of East Dulwich's fab highstreet or Brockley for wine bars, Hilly Fields picnics or the great Saturday market.

Tenure: Share of Freehold

Lease Length: 999 years

Council Tax Band: C

KIRKWOOD ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

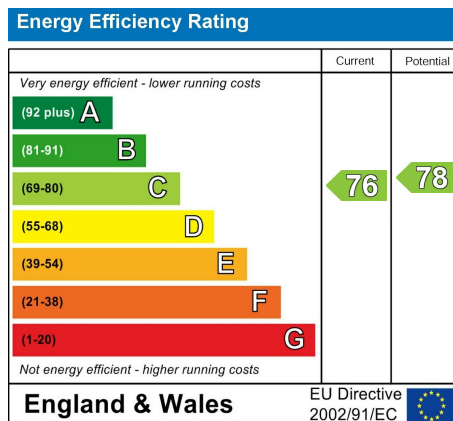


**GROUND FLOOR**

Approximate. internal area :  
77.61 sqm / 835 sq ft

# KIRKWOOD ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

