



Barset Road, SE15, £585,000
2 Bedrooms | 1 Bathroom | 1 Reception

Gareth James
PROPERTY

Barset Road, SE15

Freehold

An architecturally designed two bedroom freehold house, this wonderful property has a luxurious and stylish finish. The fixtures and fittings are high end and the decor is simple and contemporary. Cooking enthusiasts will love the entertainment space provided by the modern kitchen with a fantastic range of appliances including the electronic built in extractor (within the ceiling).

The accommodation comprises of a small hallway leading to a bright and spacious open plan kitchen, diner and living room area on the ground floor. The kitchen also has access to a patio garden surrounded on all sides. There are two double bedrooms upstairs with built in wardrobes, double glazing and modern family sized bathroom.

You are only a short walk from the ever-growing culinary delights of Nunhead Lane. Nunhead Station (Overground Zone 2) is also just a short walk away with City Thameslink services to Elephant and Castle, Blackfriars and Farringdon. Queens Road Station is only a 10 minute walk for plenty more services connecting you to central London and beyond.

This truly unique and beautiful home is sure to be popular. Your earliest viewing would be highly recommended

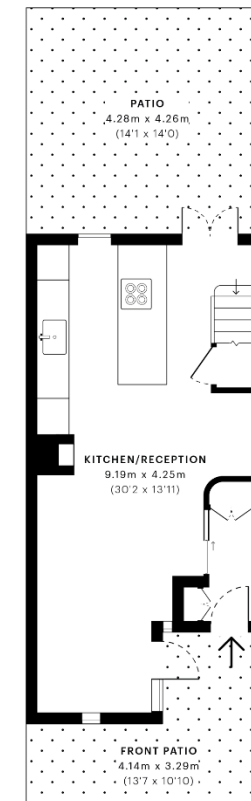
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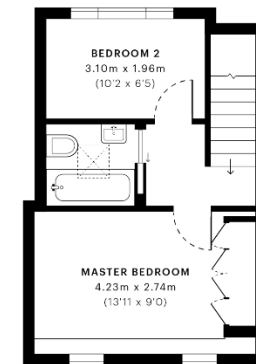
CAPTURE DATE
03/10/2019

LASER SCAN POINTS
21,819,523

GROSS INTERNAL AREA
61.2 Sqm / 659.1 Sqft



— Ground Floor



— First Floor

GROSS INTERNAL AREA
The footprint of the property
61.2 Sqm / 659.1 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
55.7 Sqm / 599.7 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft

spec

RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
59.6 Sqm / 641.8 Sqft
IPMS 3C RESIDENTIAL
56.3 Sqm / 606.1 Sqft

SPC-ID
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drop point for Southwark
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• **Queens Road & New Cross,**
181 Queens Road, Peckham, SE15 2ND

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

