

NUNHEAD GROVE, NUNHEAD, SE15
LEASEHOLD - SHARE OF FREEHOLD
£500,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 998 on the underlying lease

Service Charge : n/a

Ground Rent : n/a

FEATURES

Modern Kitchen and Bathroom

Tasteful Decor

Potential for Loft Development
(subject to PP)

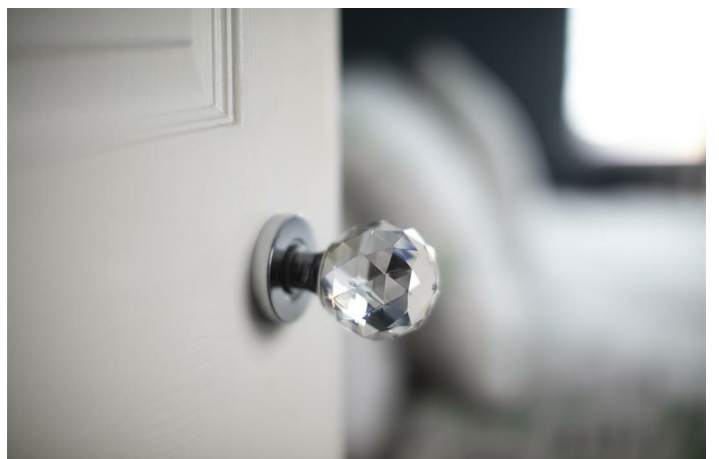
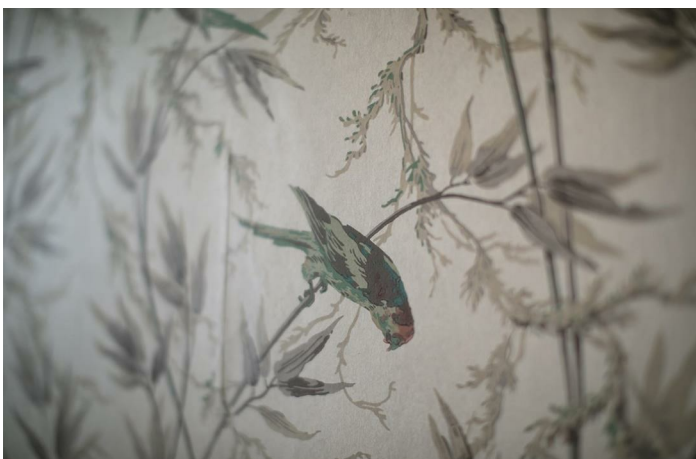
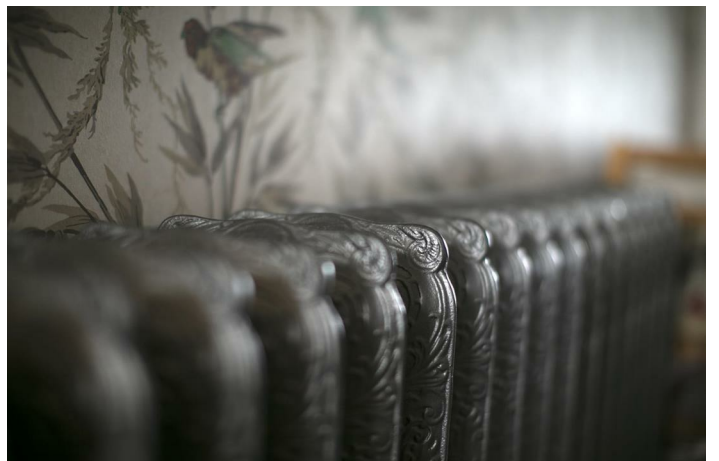
Share of Freehold

Convenient Location



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Terrific Two Bedder in Top Spot.

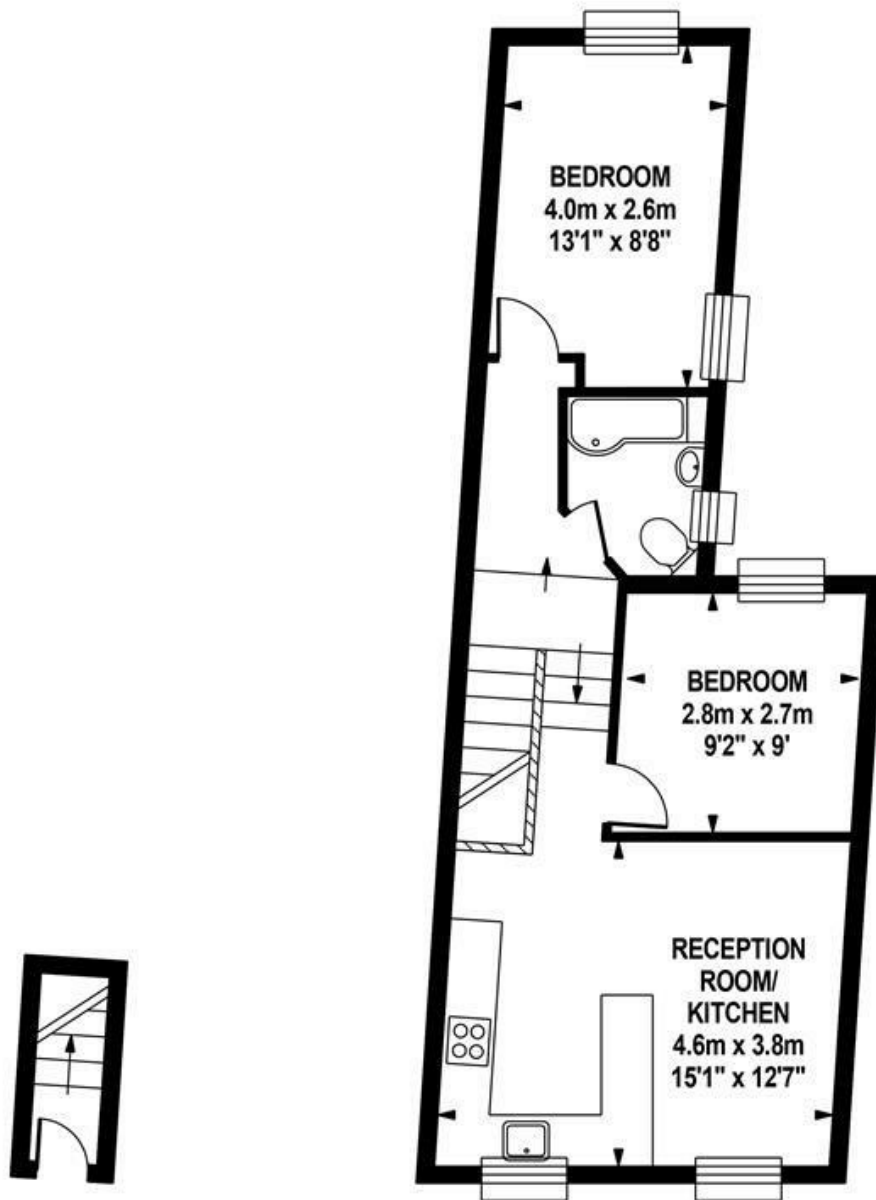
We just love this cute two bedder! Sitting on the first floor of a well placed period building within moments of the village vibes of Nunhead, it enjoys a tasteful finish and thoughtfully arranged interior. There's a healthy splash of fancy Farrow and Ball tones, a contemporary kitchen and bathroom and even a nifty bike hanging spot! As the flat owns the loft, one could create a lovely master plus en-suite and roof terrace (subject to pp). Indeed the neighbours already have! From here you can walk to Nunhead station in a mere seven minutes for swift services to Elephant & Castle, Blackfriars, Farringdon and Luton. Peckham Rye station is walkable in 15-20 minutes for further mainline services and the London Overground Line. You're also close to some highly regarded state primaries such as Edmund Waller and Ivydale and there are some great independent schools in nearby Dulwich and Herne Hill.

The exterior presents well with a crisp white wash finish and front gravel bed. A shared entrance leads inward where you find your inner door. Heading up the stairs you find some dishy avian themed wallpaper by 'Little Green Paint Company'. Your living space fronts the street with a contemporary kitchen running along the left wall. Granite counters sit over plenty of cabinet space and integrated appliances include a dishwasher, fridge/freezer, four ring gas hob and double oven. The first bedroom, currently arranged as a comfortable office, faces rear with a peaceful aspect. The bathroom comes next along the landing with a tear-drop bath, drencher fitting, modern white suite and heated towel rail. Last but not least comes the dual aspect master bedroom which dons some delightful 'Stiff Key Blue' walls by Farrow and Ball.

Nunhead station is a seven minute morning stroll for trains to Victoria, Blackfriars, City Thames Link and St Pancras. Peckham Rye Station is a 15-20 minute walk or easy 4 minute bus journey. It boasts swift, regular services to London Bridge and Victoria, and the London Overground tube line, which offers direct access to Shoreditch, Islington, Clapham Junction and beyond. Nunhead boasts some lovely eateries. Babette's neighbourhood restaurant and Four Hundred Rabbits have some lovely nosh. The Old Nun's Head does a lovely craft pint and more tasty fair. They have regular events and themed evenings too. A book shop, butcher and fishmonger will save you the bother of leaving the locale too. The glorious and well kept secret that is Peckham Rye Park is just a stone's throw away. Games fields, an ornamental garden, arboretum, bowling green, duckpond and outdoor gym will appeal to all tastes. Carry on through the park and further afield you'll find the delightfully eccentric Horniman Museum, and Britain's oldest public gallery, Dulwich Picture Gallery. For fabulous views across the whole of London head to the top of One Tree Hill.

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GROUND FLOOR

Approximate Internal Area :-
1.76 sq m / 19 sq ft

FIRST FLOOR

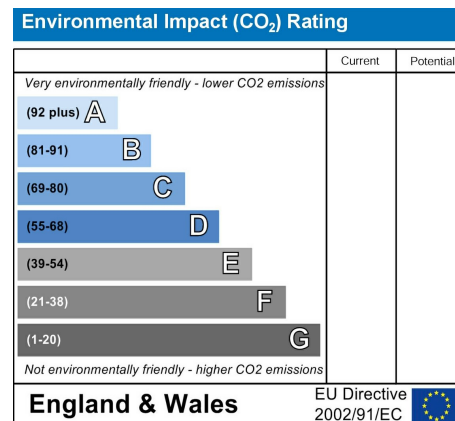
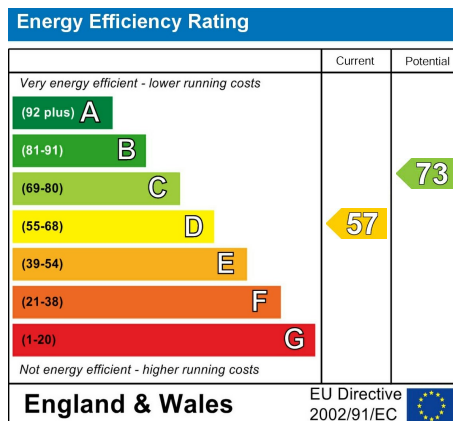
Approximate Internal Area :-
47.56 sq m / 512 sq ft

TOTAL APPROX.FLOOR AREA

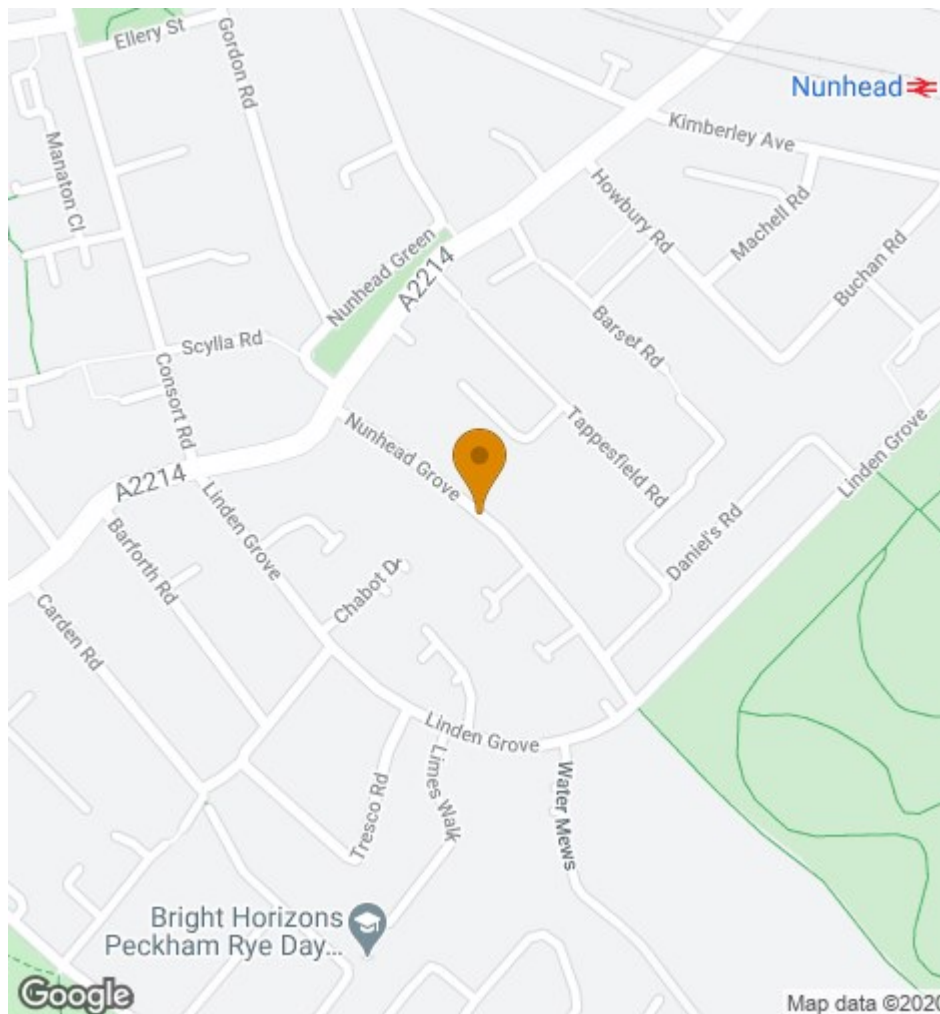
Approximate Internal Area :- 49.32 sq m / 531 sq ft
Measurements for guidance only / not to scale

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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.



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