

ST. MARY'S ROAD, PECKHAM, SE15
LEASEHOLD
£550,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 94 years remaining
Service Charge: £1040 per annum
Ground Rent: £250 per annum

FEATURES

Planning Permission For Loft Development
Large Existing Loft Room
Stylish Decor
Allocated Off Street Parking
Lovely Leafy Aspect
Leasehold
Moments From Queen's Road Station



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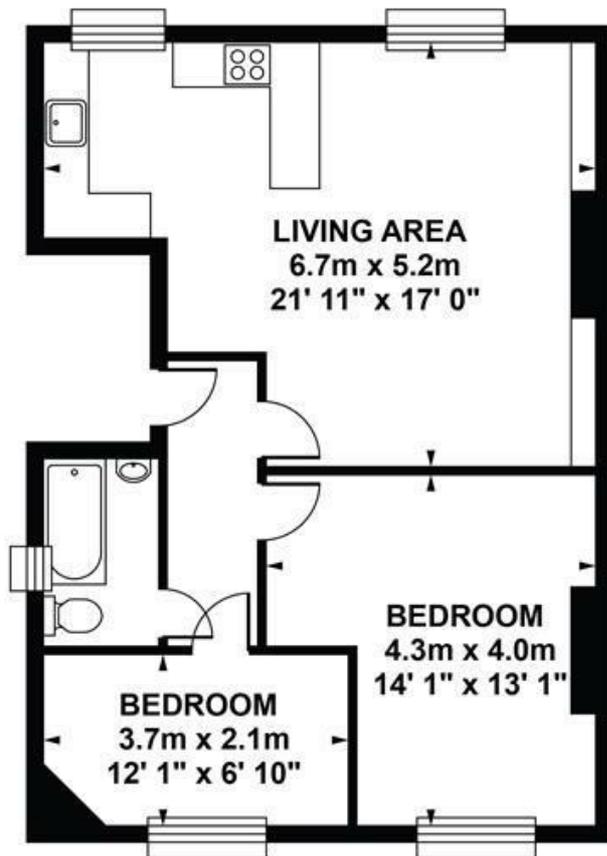


Conveniently Located Two Bedder With OSP and Planning Permission for Loft Extension - CHAIN FREE.

Split over the top two floors of a particularly handsome detached period building along the lovely and leafy St Mary's Road, this fantastic two bedder offers an exciting opportunity! Coming with planning permission for a fab loft extension, one could increase the already impressive accommodation. Currently it comprises a large, bright living space with adjoining contemporary kitchen, two lovely bedrooms and bathroom. The shared hallways also benefit from a tasteful, recent refurbishment. Transport is unbeatably convenient with Queens Road just a four minute stroll for regular swift services to London Bridge taking only 8 minutes! You can be strolling along the Thames door to door in less than 15 minutes.

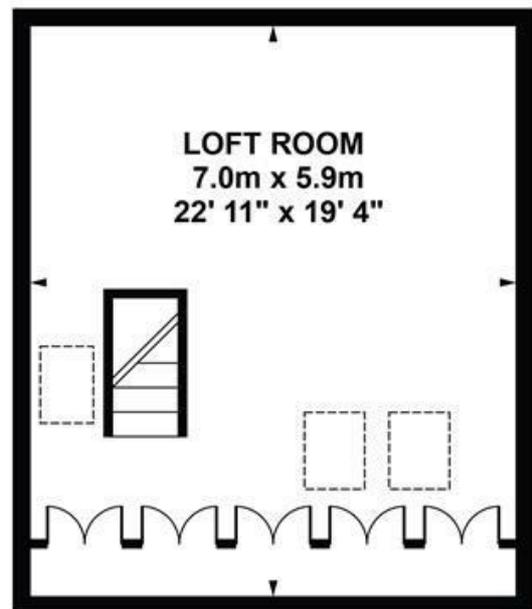
The building is set back from the tree lined road behind a generous front garden with allocated OSP for numerous cars. Residents enjoy a seating space further along the driveway. Steps lead up to your shared hallway which boasts fresh, neutral decor, handsome carpeting and some gorgeous original arched sash windows. The original staircase encourages up upward with a curling hardwood banister. Your inner hall has wooden flooring and more neutral decor. The living area fronts the street with two sash windows with a leafy outlook, and ample dining and lounging space. A fireplace with delightful tiling and hood graces the right-hand wall. The far side of the space accommodates a modern, well appointed kitchen with solid counters, four ring gas hob, oven, washer/dryer and dishwasher. Both of your bedrooms faces rear with a peaceful aspect. A smart bathroom with fancy suite completes this level. The huge loft room is accessed from the hall via a handy pull-down stairs. It covers much of the main footprint and has three separate Velux windows. Considering the size of the space, it's not hard to see the exciting potential to further increase the overall living environment.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location. As well as Queen's Road station there are 11 excellent bus links. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by. On your doorstep are the acclaimed Peckham Library and the Peckham Pulse Leisure Centre. The boho amenities of Bellenden Road with its cafés, bars and restaurants, bookshop and boutiques is easily reached. Even closer are the cafes and eateries of Queens Road. Check out Kudu, Mamma Dough and the fantastic Peckham Cellars. We love the Blackbird Bakery for a coffee before the commute. You're also within the catchment for the Astbury Road residents' association (ARARA). It's a lovely way to meet the neighbours.



GROUND FLOOR

Approximate. internal area :
60.27 sqm / 648 sq ft



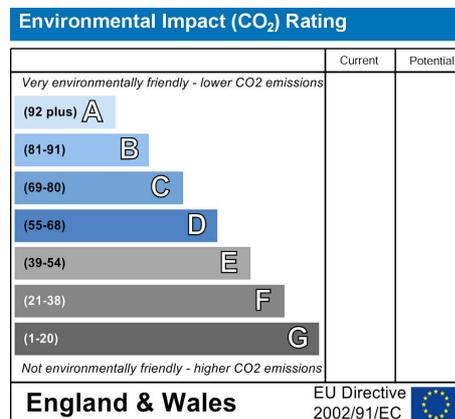
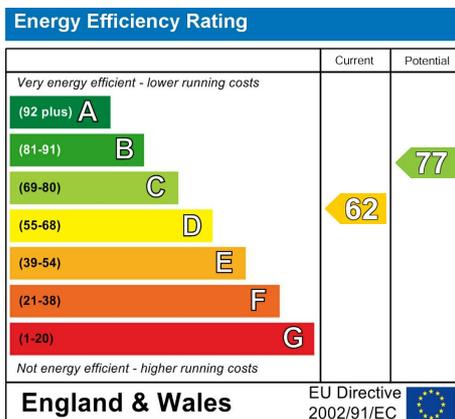
THIRD FLOOR

Approximate. internal area :
41.30 sqm / 444 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 101.57 sqm / 1092 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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