

# HUNTERS<sup>®</sup>

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## Beacon Gate

Nunhead, SE14 5UB

£1,425 Per Calendar Month



Available UNFURNISHED with EPC rating of C, this 1 bedroom ground floor flat is located within a well maintained gated development. Features include a entry phone system, approximately 0.1 miles to Nunhead station, access to communal garden and off street parking.



EPC rated: C

Council tax band: B (£1,585 p/yr)

Furnishing tyoe: UNFURNISHED

Tucked away in a well maintained gated development and 0.1 miles to Nunhead station, this is a modern 1 bedroom, ground floor flat, with entry phone system.

As you enter the property, you pass along the entrance hall which leads you to the fitted bathroom, bedroom and lounge. Off of the lounge is the kitchen, also refurbished it has white high gloss cupboards, wooden style worktops and a window looking on to the communal garden.

### TRANSPORT

In zone 2, Nunhead station is very well connected to a number of central London stations.

- Victoria 15 minutes
- London Blackfriars 17 minutes
- London St Pancras International 27 minutes

### LOCAL AREA

Believed to take it's name from a local Inn called The Nunn's head, Nunhead is nestled between Peckham Rye and Telegraph Hill, with Nunhead Green at the heart of the village. Local facilities include various long standing independent shops, serving the community.

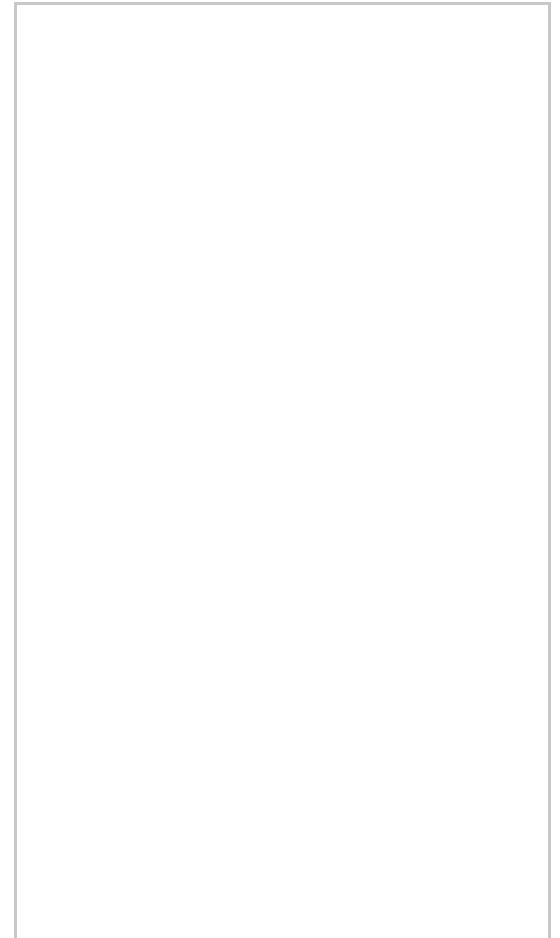
Worth noting is Nunhead Cemetery. One of London's Magnificent seven Gothic cemetery's. Well worth a visit.

Also easily accessible are Dulwich Library, Dulwich Park, Dulwich picture gallery and Forest Hill's Horniman Museum.

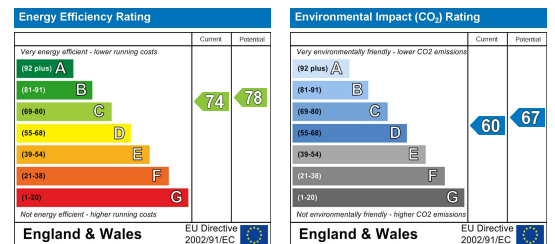
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.