



Naylor Road, LONDON SE15 1QH

welcome to

Naylor Road, LONDON

****THREE BEDROOM MID-TERRACED FAMILY HOME**** Briefly comprising of THREE DOUBLE BEDROOMS, family bathroom, fitted kitchen and also TWO RECEPTION ROOMS, WC. Potential to EXTEND INTO THE LOFT (subject to the relevant planning permission) & private rear garden with a shed with power & lighting. Barnard Marcus are delighted to bring to market this well-presented THREE DOUBLE BEDROOM TRADITIONAL MID-TERRACED FAMILY HOME ideally situated within TOUCHING DISTANCE of QUEENS ROAD PECKHAM station. Located in the sought after SE15 postcode this home briefly comprises of THREE DOUBLE BEDROOMS, family bathroom, fitted kitchen and also TWO RECEPTION ROOMS. The home has a ground floor WC. The property also provides opportunity to EXTEND INTO THE LOFT (subject to the relevant planning permission). The private rear garden is accessed via the kitchen where you will find a low maintenance garden with a good size shed with electric supply. The home is located within close proximity to many amenities such as Peckham Library, renowned Dulwich independent schools, City and Harris academies, local and independent shops, cafes and bars. Peckham Pulse Living Centre is a short walk away as is Burgess Park. For the commuter both Peckham Rye and Queens Road Peckham stations are within easy reach with services via the Overground to Clapham junction, East Croydon fast trains to London Bridge and great London wide bus routes.





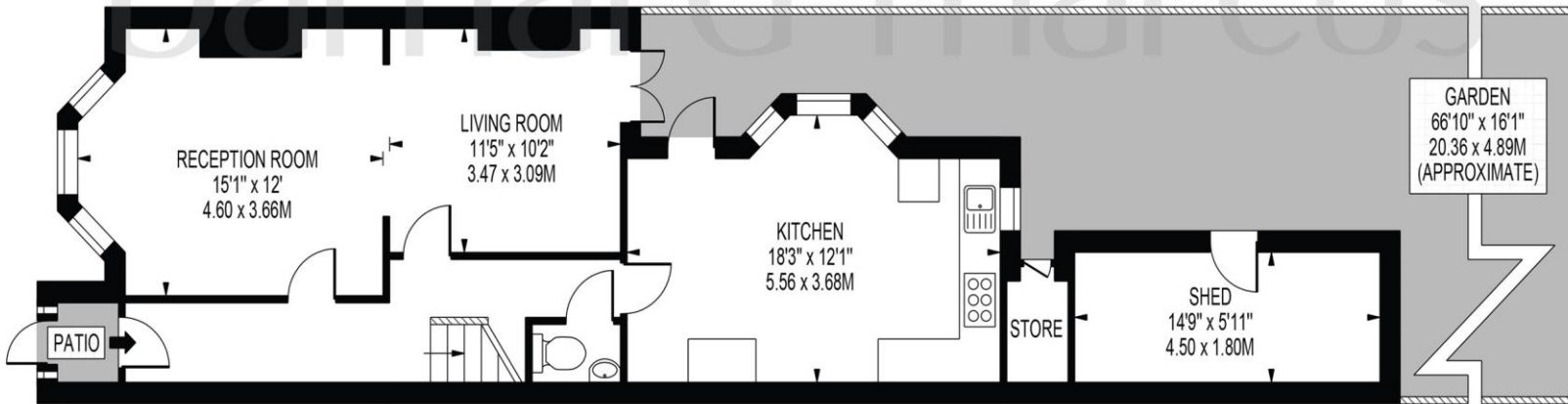
NAYLOR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1168 SQ FT - 108.48 SQ M
(EXCLUDING SHED & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 87 SQ FT - 8.10 SQ M



FIRST FLOOR



GROUND FLOOR
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Entrance Hall

Reception Room

15' x 11' 11" (4.57m x 3.63m)

Reception Room

11' 5" x 10' (3.48m x 3.05m)

Cloakroom

Kitchen

18' 3" x 12' 1" (5.56m x 3.68m)

Bedroom One

15' 11" x 12' 7" (4.85m x 3.84m)

Bedroom Two

11' 6" x 10' 6" (3.51m x 3.20m)

Bedroom Three

12' 4" x 10' (3.76m x 3.05m)

Bathroom

Rear Garden

66' 9" x 5' 11" (20.35m x 1.80m)

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Naylor Road, LONDON

- THREE DOUBLE BEDROOMS
- SOUGHT AFTER LOCATION
- PRIVATE REAR GARDEN
- PERIOD CHARACTER PROPERTY
- WITHIN WALKING DISTANCE OF QUEENS ROAD PECKHAM STATION
- GROUND FLOOR WC
- MID-TERRACED FAMILY HOME
- APPROXIMATELY 1,168 SQ.FT. OF ACCOMMODATION

Tenure: Freehold EPC Rating: C

£775,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM101904



Property Ref:
PKM101904 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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