



**Gautrey Road, LONDON SE15 2JH**



**welcome to**

**Gautrey Road, LONDON**

**\*\*ONE BEDROOM GROUND FLOOR FLAT\*\***

The property briefly comprises of an entrance hall with SPACIOUS STORAGE, kitchen, reception room, bathroom & GENEROUS BEDROOMS.



Barnard Marcus are delighted to bring to market this well-presented ONE DOUBLE BEDROOM GROUND FLOOR FLAT ideally situated within a popular residential street and just a short distance from QUEENS ROAD PECKHAM which provides services to both WHITECHAPEL & CLAPHAM JUNCTION in as a little as 20 MINUTES!

The property briefly comprises of an entrance hall with SPACIOUS STORAGE, kitchen, reception room, bathroom & GENEROUS BEDROOMS.

Situated just a stone's throw away from the renowned Peckham Rye Park, residents can relish in the peaceful surroundings and enjoy the array of outdoor activities on offer. Surrounding the property are an abundance of popular local amenities, including trendy cafes and restaurants, independent boutiques and shops selling artisan products. For those that value convenience, Morrisons supermarket can be found within walking distance. In terms of transport links, the property is well-connected, with both Nunhead and Peckham Rye Stations on the property's doorstep and East Dulwich stations less than a 15-minute walk away.

### **Entrance Hall**

### **Lounge**

17' 4" x 9' 11" ( 5.28m x 3.02m )

### **Kitchen**

9' 10" x 9' 3" ( 3.00m x 2.82m )

### **Bedroom One**

14' 1" x 8' 6" ( 4.29m x 2.59m )

### **Bathroom**

### **Lease Information**



***view this property online*** [barnardmarcus.co.uk/Property/PKM103046](https://www.barnardmarcus.co.uk/Property/PKM103046)





welcome to

## Gautrey Road, LONDON

- ONE BEDROOM
- GROUND FLOOR FLAT
- LEASEHOLD
- RENOVATED THROUGHOUT
- IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PKM103046 - 0007

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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