



2 GAUTREY ROAD LONDON, SE15 2JH

£450,000
LEASEHOLD

Set within a quiet, well-maintained residential block on the leafy and ever-popular Gautrey Road, this generous three-bedroom apartment offers stylish and comfortable living in one of Nunhead's most desirable locations.

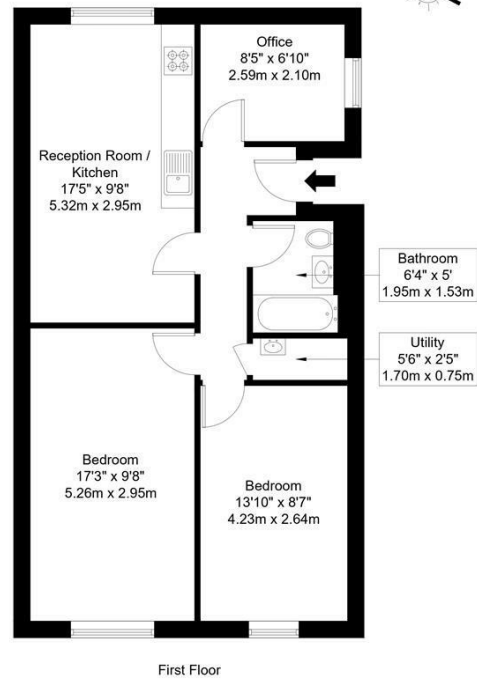
Designed with modern living in mind, the property features a spacious open-plan kitchen and reception room — ideal for relaxing evenings or hosting friends and family. All three bedrooms are well-proportioned, providing ample space for a growing family, guests, or a dedicated home office.

The contemporary bathroom is sleek and well-appointed, while off-street parking adds convenience for those with vehicles — a rare find in the area.

DouglasPryce

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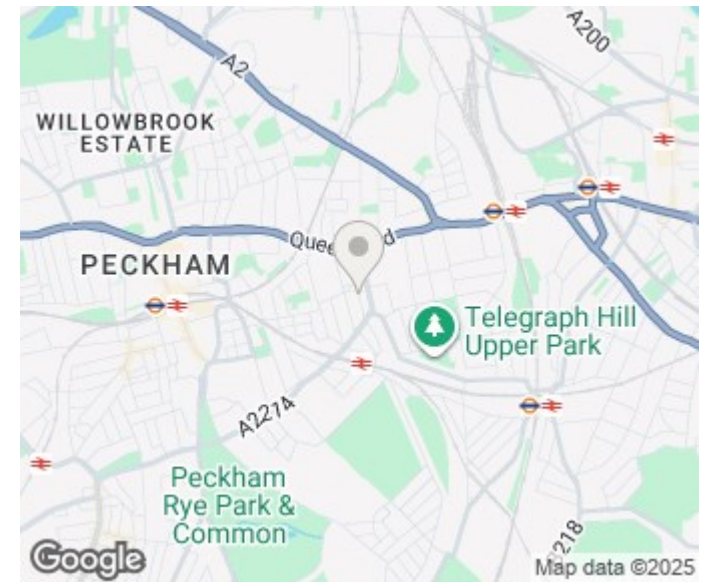
Approx Gross Internal Area = 59.6 sq m / 642 sq ft



Ref :

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P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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