



Lugard Road, SE15  
£415,000

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**pedder**



# In general

- Period conversion
- Beautiful master bedroom
- Close to fantastic transport links
- Quiet residential road
- Low monthly charges
- Period features
- Modern bathroom suite
- Excellent pubs and eateries close by
- Double glazed windows

# In detail

A wonderful two double bedroom period conversion for sale on the very popular Lugard Road.

This beautiful first floor flat spread over 550 sqf. features a 22ft kitchen/reception room with modern-fitted kitchen, sleek bathroom with full-size bath and two bedrooms. Further benefits include an abundance of natural light, period features such as high ceilings, sash windows, feature fireplace and so much more character and detail.

The property is situated just 0.3 miles to Queens Road Peckham station and is also within close proximity 0.6 miles to Nunhead station offering excellent transport links across the whole of London.

It is also very well located for access to various local amenities including a variety of parks such as Peckham Rye Common and Nunhead Cemetery. There are a number of spectacular independent restaurants, coffee shops, cafes and gastro pubs within walking distance, such the well sought after Kudu.

Call the Pedder Peckham sales team to arrange a viewing today.

EPC: D | Council Tax Band: D | Lease: 108 Years remaining | SC: Ad Hoc | GR: Peppercorn | BI: £210 pa



# Floorplan

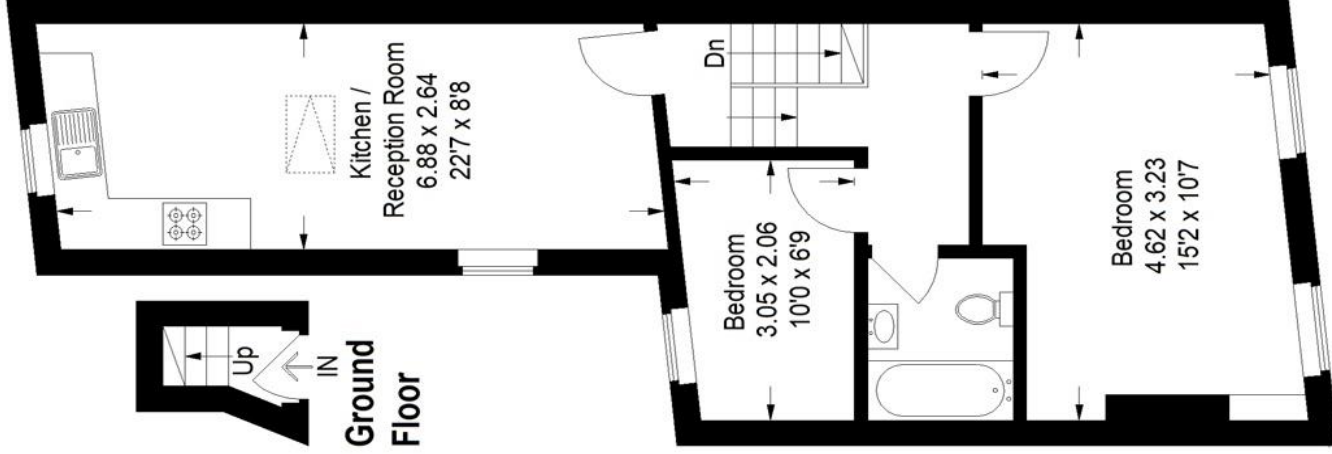
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Approximate Gross Internal Area

Ground Floor = 1.2 sq m / 13 sq ft

First Floor = 50.7 sq m / 546 sq ft

Total = 51.9 sq m / 559 sq ft



**First Floor**

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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