



Nutcroft Road, SE15
£450,000

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In general

- Two bedrooms
- Private balcony
- Victorian conversion
- Chain free
- Excellent location

In detail

Introduced to the market is this beautifully presented two-bedroom Victorian converted flat, boasting a private balcony and offered with no onward chain. With a modern and sleek finish throughout, this newly refurbished first-floor Victorian flat features two double bedrooms, a spacious and airy open-plan kitchen and reception area, and a modern bathroom. The property also benefits from a long lease and a superb location.

Located just a stone's throw from Queens Road Peckham Station, the flat provides regular connections to London Bridge, Shoreditch High Street, East Croydon, Clapham Junction, and London Victoria. Peckham Rye is also within a short walk, offering connections to Kent and Overground services to East London. Additionally, a variety of local bus routes serve Central London from Queens Road or Old Kent Road.

The flat is just a short walk to various local amenities, including a variety of restaurants such as Kudu, coffee shops, supermarkets, cafes, and gastro pubs. Most notably, the well-acclaimed Prince of Peckham Pub is nearby, serving excellent food. This beautifully presented property is ideally located to take full advantage of the vibrant local area, offering a perfect blend of comfort and convenience.

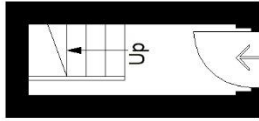
EPC: C | Council Tax Band: B | Lease: 180 years remaining | SC: £600 pa | GR: peppercorn | Buildings Insurance: TBC



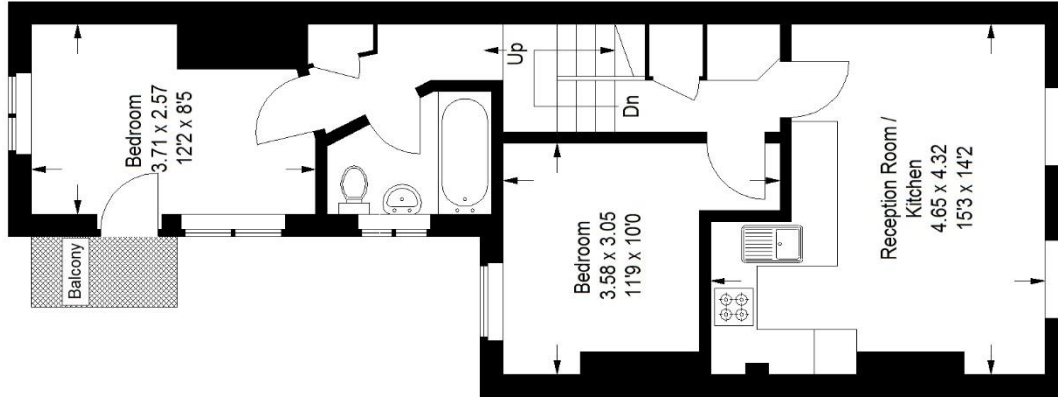
Floorplan

Nutcroft Road, SE15

Approximate Gross Internal Area
51.7 sq m / 556 sq ft



Ground Floor



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	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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