



## Marmora Road, SE22

£575,000

This well designed, two bedroom garden flat of over 900 square feet occupies the entire extended ground floor of a substantial Victorian house. It has its own private entrance, impressive proportions, and a large garden with studio room.

Marmora Road is within easy reach to local amenities including a number of independent shops and bars and the Green open spaces of Peckham Rye Park. There are frequent bus routes along Forest Hill Road and rail links at Honor Oak Park.

### Features

- Private Entrance
- Two Bedrooms
- Large Garden
- Garden Studio
- Share Of Freehold
- No Onward Chain



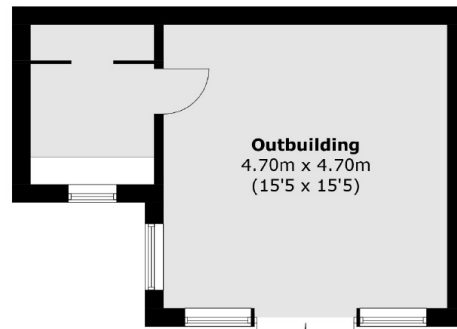
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Previously used as a nursery school this property has been well kept and offers an incoming buyer a fantastic opportunity to develop and create a wonderful first home. The rear of the property has been the subject to a conservatory extension linking the rear reception to the kitchen with doors opening onto the rear garden which features a paved patio area, an artificial lawn and a timber garden room. Once used as an additional class room with power and light this outbuilding has real potential to turn into a home gym, games room or work from home space.

The kitchen itself has an extensive range of units and fitted appliances, there are two bedrooms, one large double and one single, each served by their own ensuite facilities. There is a handy separate WC of the entrance hall with extra storage coming way of outside storage to the front and a built in cupboard off the hallway.

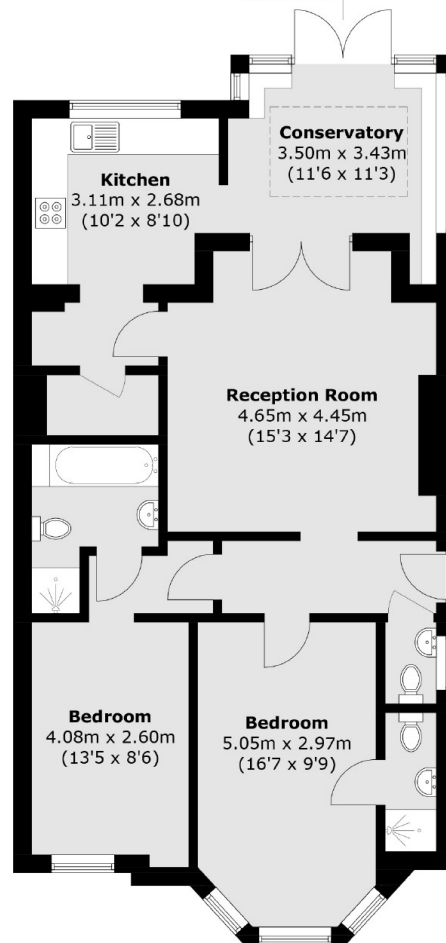


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## Outbuilding

To Garden ↑



## Lower Ground Floor

Total area (approx.): 87.1 sq. m (937.5 sq. ft)  
Outbuilding (approx.): 28.2 sq. m (303.5 sq. ft)