

MUFFIN FACTORY, GORDON ROAD, SE15
FREEHOLD
OFFERS IN EXCESS OF £1,500,000



SPEC

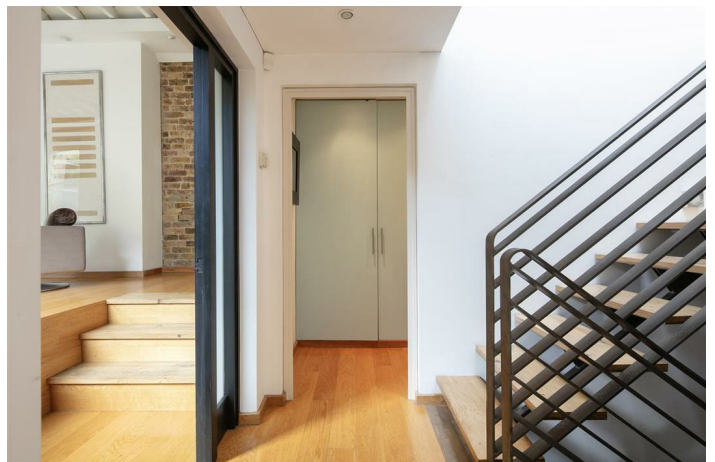
Bedrooms : 4
Receptions : 1
Bathrooms : 2

FEATURES

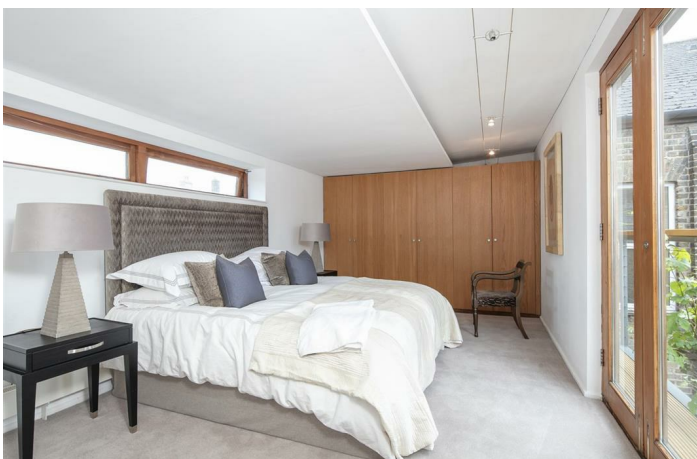
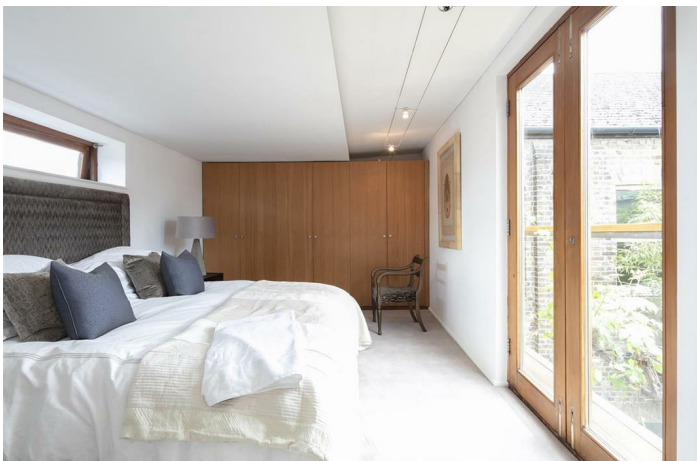
Unique Period Industrial Conversion
OSP for a Large SUV
Peaceful and Private
Newly Renovated Throughout
Two Balconies
Freehold



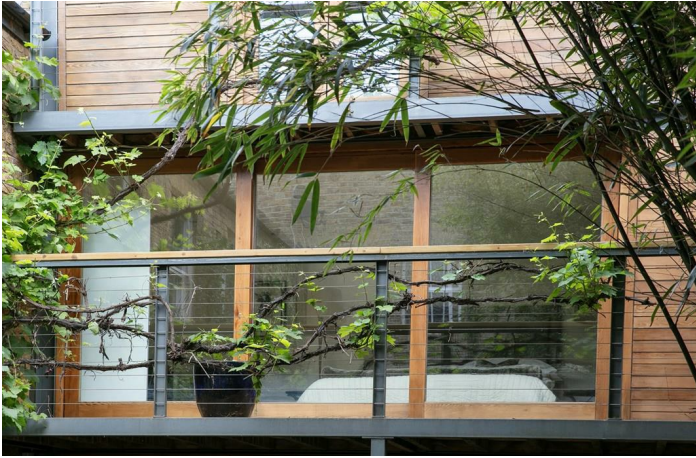
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Uniquely Charming Four Bedroom Period Industrial Conversion With OSP - CHAIN FREE.

Aptly named the 'Muffin Factory', this tremendous newly renovated four bedroom conversion is a perfect marriage of traditional and contemporary. Sitting seconds from Nunhead Green it is spread over three spacious, stylish floors. A keen sense of placement allows the living areas and three of the bedrooms access to courtyard views or balconies. The finish is eclectic, bright and tasteful and you've got OSP for the 4x4! Location-wise, you are close to three stations: Nunhead offers regular services to Victoria and Blackfriars, Queens Road Peckham will get you into London Bridge in five minutes (and Victoria in slightly longer) while Peckham Rye serves all three London termini. The two latter stations each also enjoy the London Overground line. Nunhead Lane, at the southern end of the road past the green, is a good place for local grocery shopping - it has a wet fish shop, a proper bakery and a greengrocer.

A contemporary garage door precedes the off street parking space which will comfortably house a large SUV. This leads on to a private courtyard fringed with mature flora and two separate decked areas. The kitchen enjoys thick-cut wooden counters and a six ring gas range. A central island hosts further cabinet space and there's a huge pull out larder, integrated dishwasher and inset fridge freezer too. This floor is completed with a modern shower room and a nicely sized bedroom/reception room with solid oak flooring. Large folding glass pane doors lead from here back onto the courtyard.

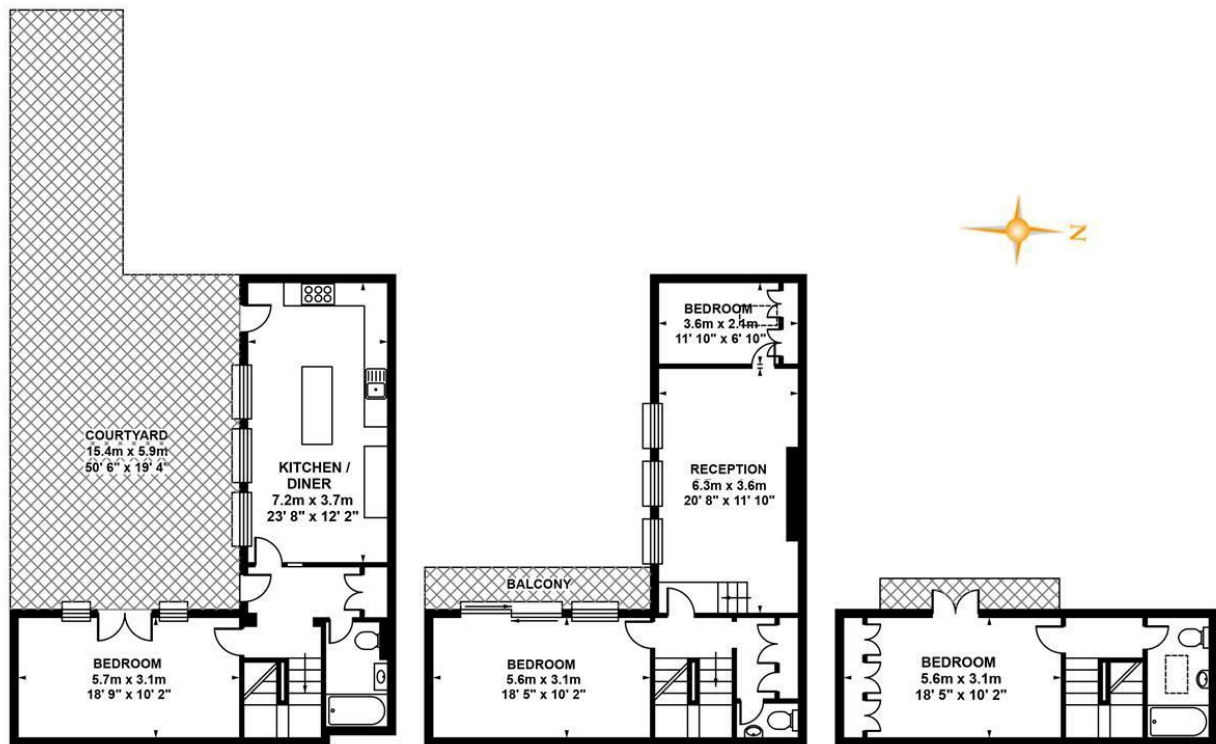
The first floor hosts a further bedroom which offers access to a huge, leafy balcony. A second similarly impressive bedroom/reception enjoys three side facing windows and a cool vaulted ceiling with exposed wooden beams. A modern fireplace will keep things toasty and atmospheric come the winter weather. The third bedroom/dressing room adjoins this room with a raised sleeping mezzanine and overhead Velux. A guest w.c and wall of fitted storage completes the floor. Rising to the second floor you'll find the final double bedroom with a Juliet balcony. You'll also discover a bright and tasteful bathroom sitting on the opposite side of the airy landing.

You're within a 10-15 minute walk of all that Peckham the massively popular 'Frank's Café' - great for a summer pint and some impressive city views. Peckham Bazaar is a much-loved local watering hole - it's just a moment's stroll. Or, for any amount of exotic produce, nip down to Rye Lane which is equally close. The Bussey Building offers a great mix of culture and social fun. Nearby Lordship Lane has just about everything to save you heading to town - boutiques, cafe's, deli's, pubs and clubs - it's a real plus. Peckham Rye Park or beautiful, peaceful Nunhead Cemetery are close by for a Sunday stroll. Sydenham Hill Woods is a quick drive for yet more leafy r&r as is the Horniman Museum, South London Gallery and the Hannah Barry Gallery.

Tenure: Freehold

Council Tax Band: E

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GROUND FLOOR

Approximate. internal area :
59.93 sqm / 645 sq ft

FIRST FLOOR

Approximate. internal area :
60.10 sqm / 647 sq ft

SECOND FLOOR


Approximate. internal area :
29.14 sqm / 314 sq ft


TOTAL APPROX FLOOR AREA

Approximate. internal area : 149.17 sqm / 1606 sq ft

Measurements for guidance only / Not to scale

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FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

