

LAUSANNE ROAD, NUNHEAD, SE15

LEASEHOLD

GUIDE PRICE £600,000 - £625,000





## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 103 years remaining

Service Charge : none

Ground Rent : none

## FEATURES

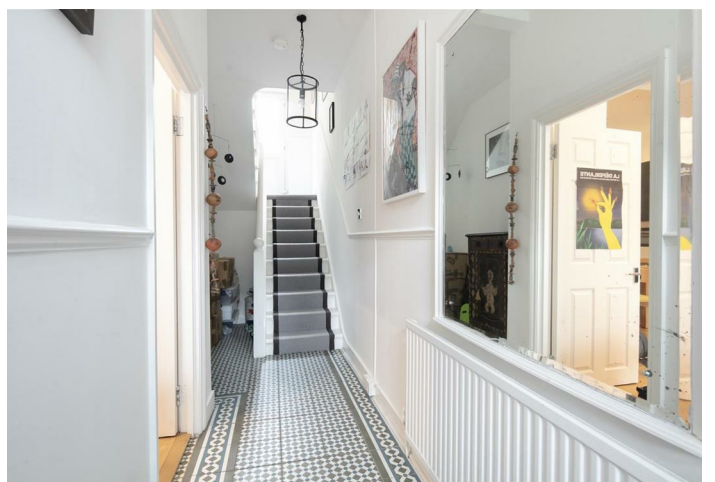
Split Level

Balcony

Impressive Proportions

Plenty of Storage

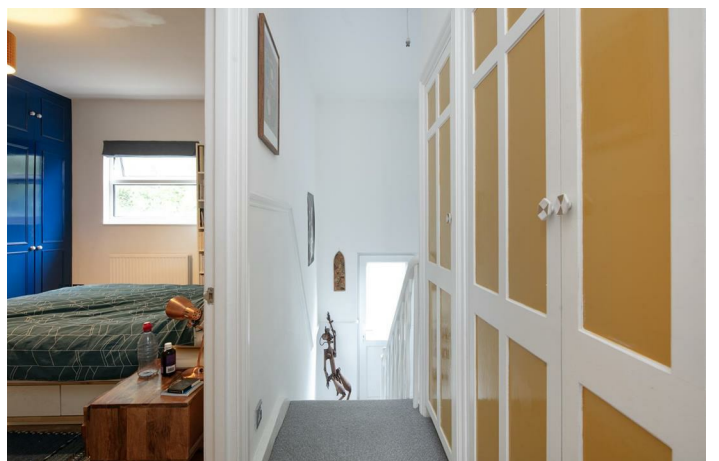
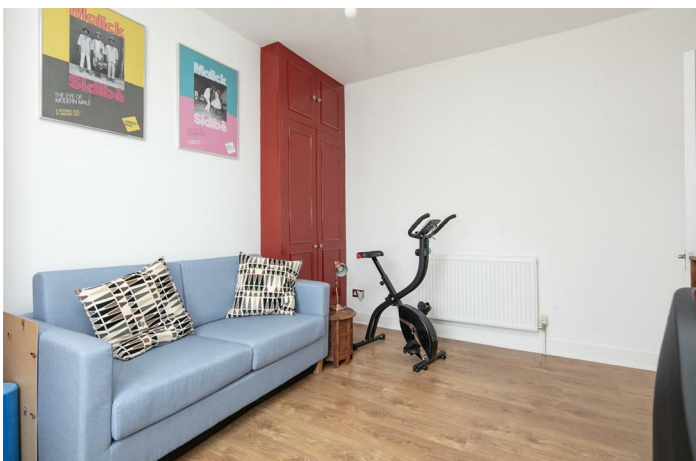
Leasehold





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Impressively Proportioned Split Level Two Bed Period Conversion with Balcony. CHAIN FREE.

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Spread generously over the upper two floors of a perfectly placed period building is this larger than average two bedder. Complete with private balcony, oodles of storage and fab high ceilings, the property comprises a large open plan living area, modern kitchen, two ample double bedrooms and a contemporary bathroom. Transport is unbeatably convenient with Queens Road just a six minute stroll for regular swift services to London Bridge taking only eight minutes! You can be strolling along the Thames door to door in less than 20 minutes. Nunhead station is roughly the same distance for further services to Victoria, London Bridge, Blackfriars, Farringdon, Luton and beyond.

Steps lead up to the private upper ground floor entrance. The inner hall enjoys high ceilings, dado rails and some pretty floor tiles. To the left you meet a magnificent open plan living area stretching the full impressive depth of the building. To the front is a comfortable seating area with shelving and storage either side of a beautiful wood burning stove. A generous kitchen/diner adjoins to the rear with contemporary cabinets and counters running on three sides. Appliances include a four ring electric AEG induction hob, oven, integrated dishwasher and fridge freezer. A large rear facing window supplies lovely leafy views.

Heading up your original staircase (with white treads and risers and a lovely grey runner) you reach the upper return which offers a leafy balcony. The first landing has a run of fitted storage along the left side. The front facing bedroom boasts abundant light, twin bespoke wardrobes and wood effect flooring. A second even larger bedroom takes the rear spot with leafy peaceful views and more fitted wardrobes. The bathroom completes this level with a modern white suite, bath and drencher.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location. As well as Queen's Road station there are 11 excellent bus links. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by. On your doorstep are the acclaimed Peckham Library and the Peckham Pulse Leisure Centre. The boho amenities of Bellenden Road with its cafés, bars and restaurants, bookshop and boutiques is easily reached. Even closer are the cafes and eateries of Queens Road. Check out Kudu, Mamma Dough and the fantastic Peckham Cellars. We love the Blackbird Bakery for a coffee before the commute. You're also within the catchment for the Astbury Road residents' association (ARARA). It's a lovely way to meet the neighbours. Nunhead has some fine boozers too - we love The Old Nun's Head and Skehans.

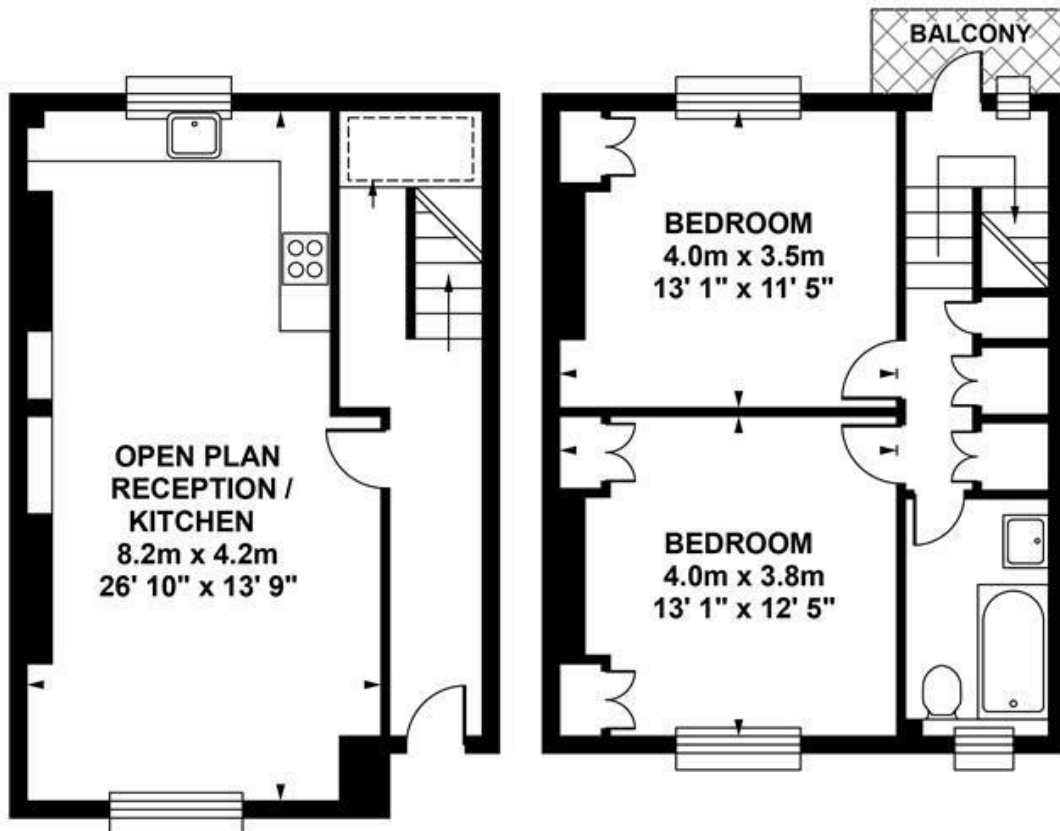
Tenure: Leasehold

Lease Length: 103 years remaining

Council Tax Band: C

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**GROUND FLOOR**

Approximate. internal area :  
42.97 sqm / 463 sq ft

**FIRST FLOOR**

Approximate. internal area :  
43.09 sqm / 464 sq ft

**TOTAL APPROX FLOOR AREA**

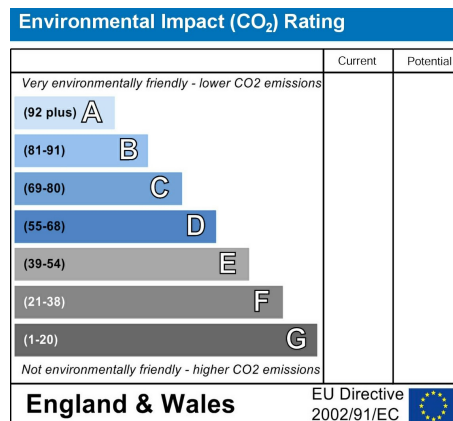
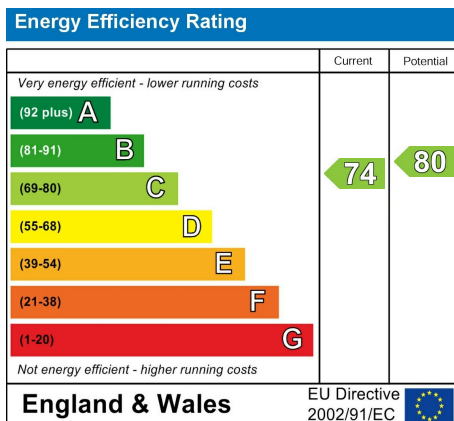
Approximate. internal area : 86.06 sqm / 927 sq ft

Measurements for guidance only / Not to scale



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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.

