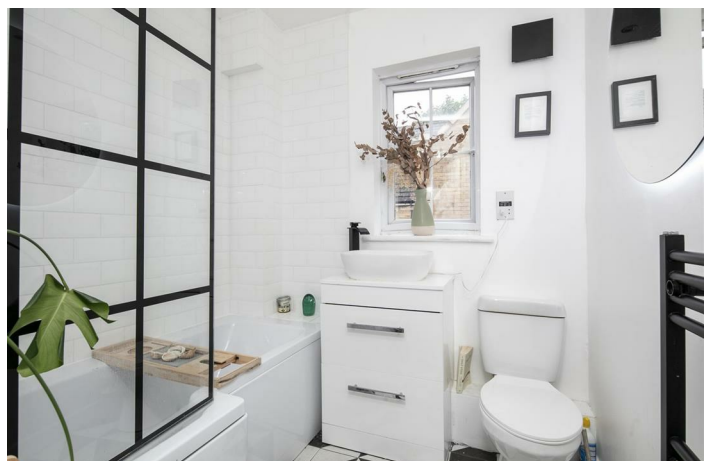


NEWENT CLOSE, PECKHAM, SE15
LEASEHOLD
GUIDE PRICE £475,000 - £550,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length : 102 years remaining
Service Charge : £1114 per annum
Ground Rent : £325 per annum

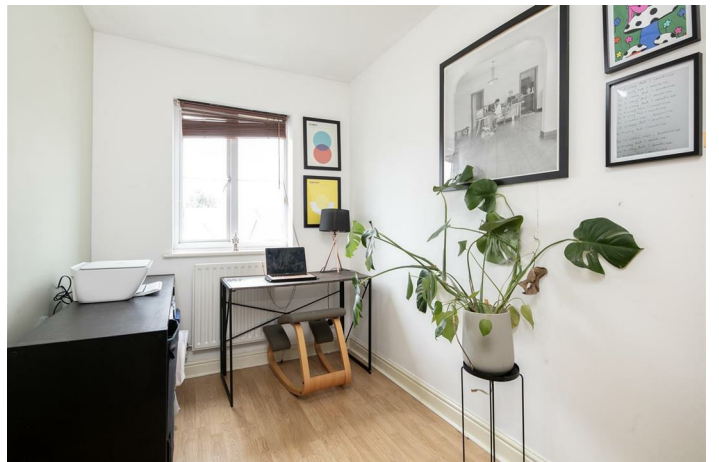
FEATURES

Split Generously Over Two Floors
Communal Bike Storage
Allocated Off Street Parking
Huge Open Plan Living Space
Leasehold



NEWENT CLOSE SE15

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NEWENT CLOSE SE15

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Huge Split Level Two Bedder with Allocated OSP and Bike storage - CHAIN FREE.

Guide Price of £475,000 to £500,000.

Fancy a large two bedroom pad complete with amazing top floor open plan living space? Look no further than this fantastic split level abode! It's spread generously over the top two floors of a handsome modern block in a mature development just off the very popular Coleman Road. The accommodation enjoys a new kitchen and bathroom, two lovely bright bedrooms and that uniquely well appointed living space. It's perfect for sharers and artists and will host the most lavish of gatherings. The property comes with an allocated off street parking space AND communal secure bike storage! From here you can stroll to beautiful Burgess Park in minutes. You're exceptionally well served by numerous buses that will whisk you to Elephant and Castle and beyond. The amenities of Southampton Way are close and handy and Camberwell is a short hop. Peckham isn't far in the other direction - potter down to Bellenden Road, with its independent shops: grocers, butchers, bakers, vintage clothes, chocolates, and great restaurants, cafes and gift shops. Fantastic cycle lanes from Wells Way to the West End, London Bridge, and the river are all just 10 mins away!

The block invites you through a shared entrance and upward via stairs to the second floor. An inner hall offers access to both of your well presented bedrooms. A newly refurbished bathroom offers fresh tiling and a modern white suite. Completing this floors is a nicely arranged kitchen/diner with contemporary cabinets and counters and a lovely Juliette balcony which supplies maximum airiness. A signature glass brick curved wall supplies a fantastic focal point. Off the hall you find an internal stairwell – afforded abundant light from the glass bricks in the kitchen. This leads upward via wonderful spiral staircase to your dual aspect top floor living space which spans an impressive 400 sq ft. Enjoying windows to either side and ample vaulted ceilings, the space simply begs to host soirees and dinner parties.

From here the daily commute is not challenging. In addition to the fab cycle lanes (20mins to the West End), there's the 136 and 343 buses on your doorstep. Elephant & Castle tube is a quick 10 minute bus away or walk past the tennis courts and rose gardens of Burgess Park to any number of buses to the Holborn, Farringdon, the West End and the City. For any last-minute groceries after work, the little Tesco with long opening hours 100 metres from your door is super-handy. The flat sits neatly between Peckham and Camberwell: Peckham offers all the bars, restaurants and entertainments you could desire plus the ever-so-popular Bellenden Road and the Peckham library and Pulse leisure centre; while Camberwell throws in its share of pubs, bars and restaurants, together with the Camberwell Baths for free gym and swim at the weekends. Tate Modern and other South Bank delights are a 20 minute bus ride away - if the weather remains this good, you can walk there!

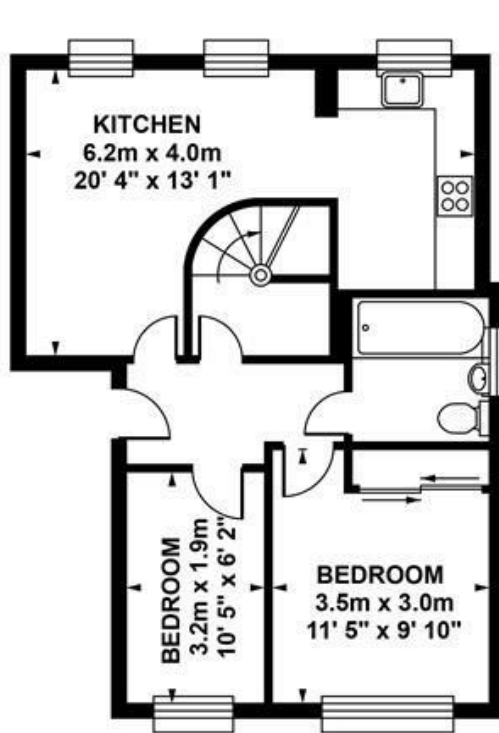
Tenure: Leasehold

Lease Length: 102 years remaining

Council Tax Band: C

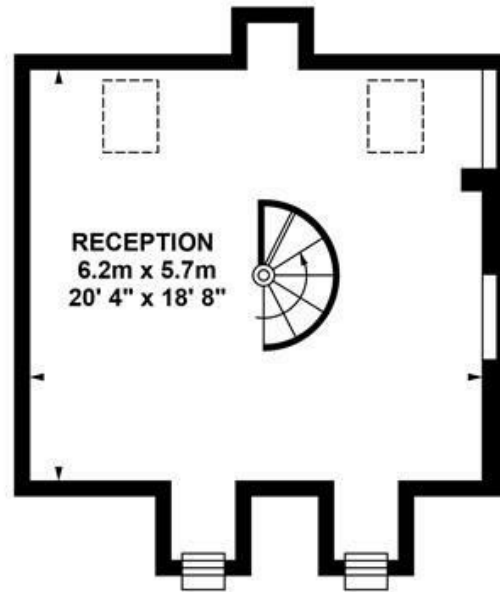
NEWENT CLOSE SE15

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SECOND FLOOR

Approximate. internal area :
48.76 sqm / 525 sq ft



THIRD FLOOR

Approximate. internal area :
38.52 sqm / 415 sq ft



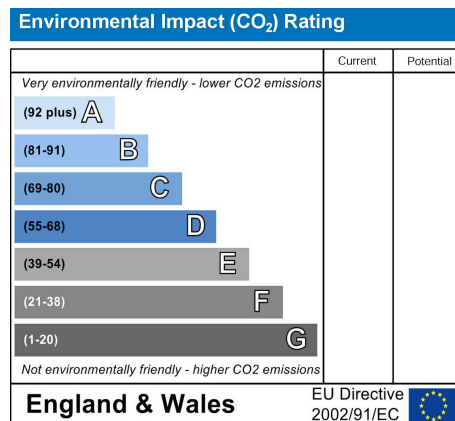
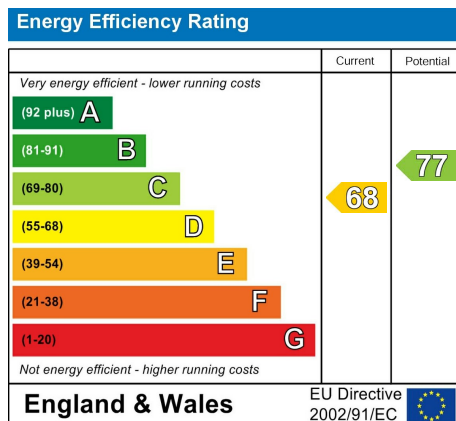
TOTAL APPROX FLOOR AREA

Approximate. internal area : 87.28 sqm / 940 sq ft

Measurements for guidance only / Not to scale

NEWENT CLOSE SE15

LEASEHOLD



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.

