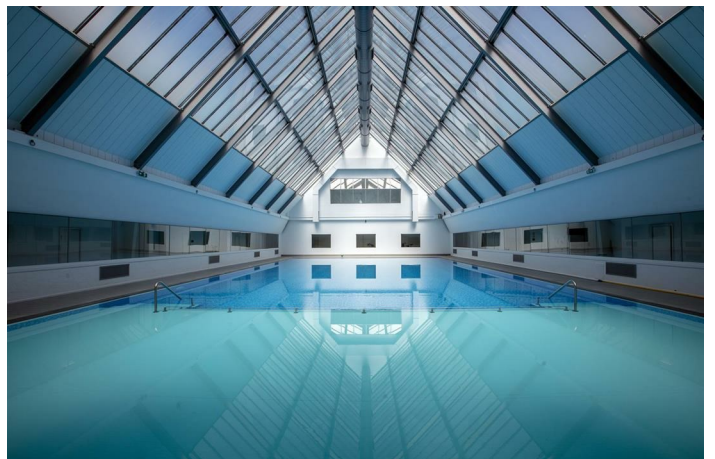


FROBISHER PLACE, NUNHEAD, SE15
LEASEHOLD
GUIDE PRICE £700,000 TO £750,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 2

Lease Length:
Service Charge:
Ground Rent:

FEATURES

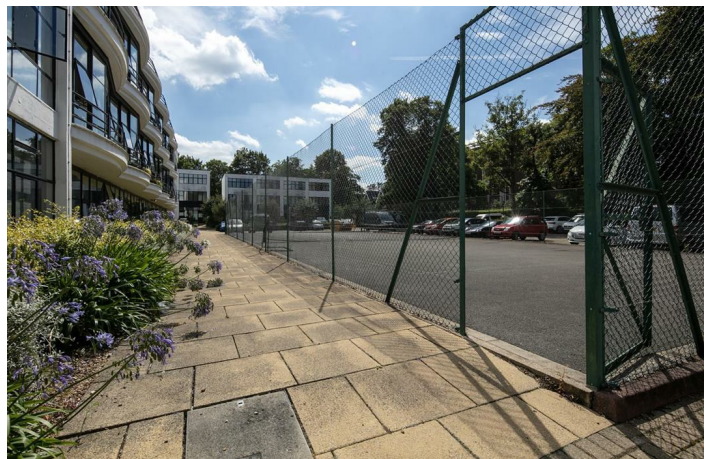
Landmark 1920's Development
Exclusive Gated Community
Swimming Pool, Gym and Bike Storage
Pretty Shared Garden and Tennis Court
Aircon System
Off Street Parking
Leasehold



FROBISHER PLACE SE15
LEASEHOLD



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Unique Split Level Two Bedder with Pool, Gym and Parking in Gated 1920's Development - CHAIN FREE.

GUIDE PRICE £700,000 to £750,000.

Built in the 1930's using a ground breaking architectural technique, this spectacular development boasts a unique design, communal swimming pool, gym, tennis court and off street parking! Original crittal windows run throughout, retaining the building's original glory. This terrific split level two bedder sprawls generously over the ground and first floors and comprises a large open plan living space with huge windows and modern bespoke Italian-made Scavolini kitchen, two fab double bedrooms (master en suite and with dressing area) and bathroom. The flat also boasts an aircon system and ADT alarm system. The development further benefits from a secure gated entry system, shared bike storage and a most charming communal garden - it's the perfect spot to meet your friendly, creative neighbours.

You're within a five minute stroll of the amenities and eateries of Queens Road. We love Kudu grill, Peckham Cellars, Mamma Dough, Pedler Goodfortune and the hugely popular Pan-Balkan Peckham Bazaar too. The Blackbird Bakery is great for a coffee before the commute! The flat is also a short stroll from the beautiful village-esque Nunhead Green where you'll find a wonderful wet-fish shop, delicious deli, Spanish wine bar, gastro pub and bakery. From here you can benefit from the best of vibrant Peckham too. Transport is so convenient with Queens Road just a five minute stroll for regular swift services to London Bridge taking only six minutes! You can be strolling along the Thames door to door in less than 15 minutes. Nunhead Station is just a five minute walk for further swift services to central London and beyond.

Secure pedestrian and driveway access lead inward to your uniquely mature and inviting grounds. To the right a commemorative blue plaque sits next to a lifesized tin sculpture. This precedes the communal garden where long lazy days will be spent sipping, reading and chatting. The flat is accessed securely to the rear of the development through a shared entrance. There's a lift or indeed one might prefer the stairs given the magnificent original 1920's design - the original staircase and corner Crittal windows stand out! Your flat is accessed from the first floor - along a corridor that offers sweeping views of your stunning swimming pool where a vaulted glass ceiling supplies dappled light throughout the day. The gym is accessed from here also.

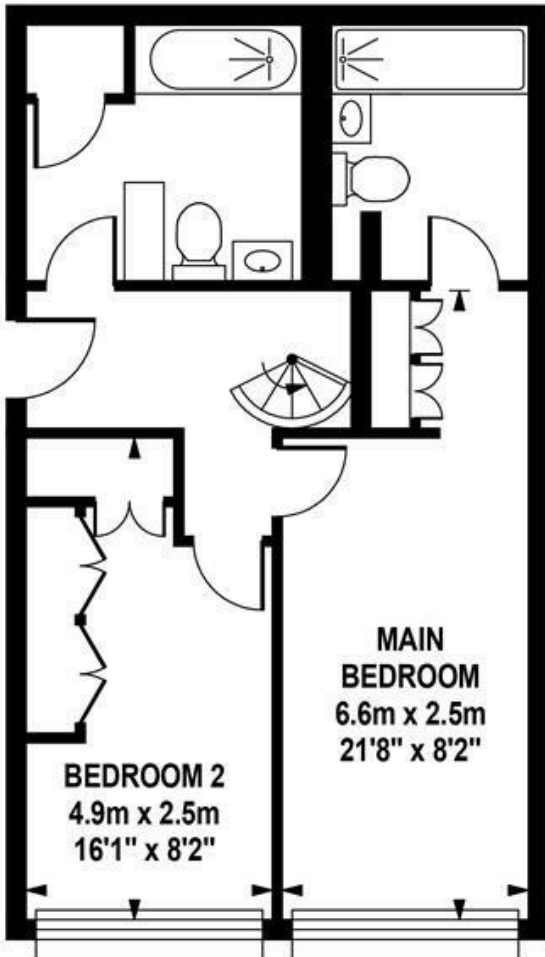
Entering directly into your living space you'll be struck by unbeatable brightness from a wall of slightly bow-shaped Crittal windows. The kitchen runs along the left wall with plenty of storage and food prep space. Comfortable lounging and dining areas complete the floor. Heading down the neat spiral staircase delivers you to a nicely appointed lower landing. The master bedroom faces front with a generous dressing area and en suite adjoining to the rear. A second double bedroom shares the same aspect. Last but not least comes a nicely sized main bathroom with ubiquitous tiling and a modern white suite.

With Queens Road station only two minutes on foot, you can be at London Bridge in 10 minutes from your front door or Victoria in about 20. Phase two of the London Overground line offers connections to Canary Wharf (via Canada Water) in no time. Shoreditch, Denmark Hill and Islington are equally as easy. If you miss the Victoria train at Queens Rd, try Nunhead station, a six minute stroll in the other direction. You can, of course, grab one of the buses on Queens Road into town - the 436 goes all the way to Paddington. A short drive east of you is lovely Greenwich, with its park, views and museums. Closer is Nunhead cemetery, one of the most peaceful green areas in southeast London. The ever popular East Dulwich is within easy reach as are the delights of Dulwich with its park and pubs.

Tenure: Leasehold

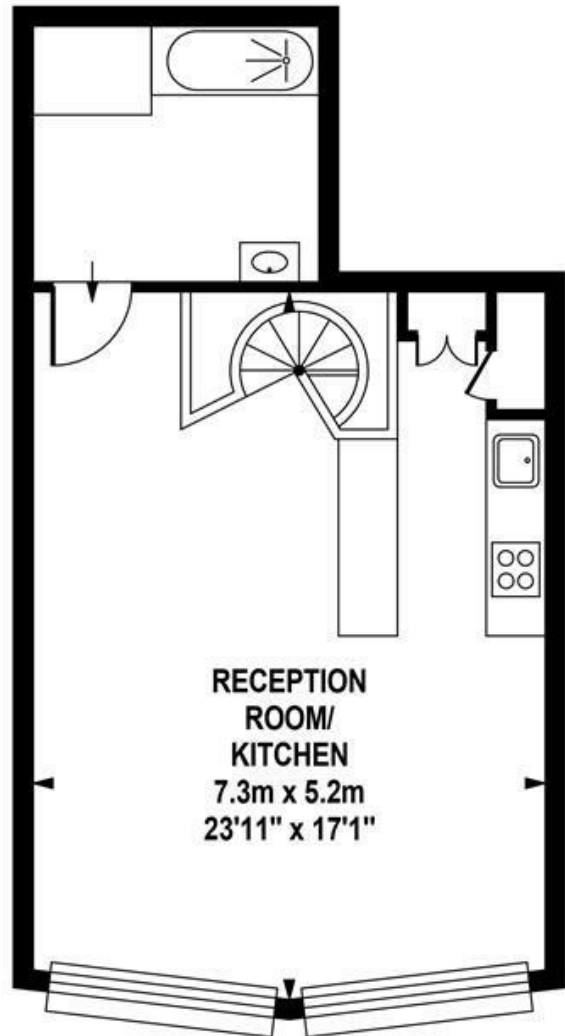
Lease Length: 95-100 years

Council Tax Band: D



GROUND FLOOR

Approximate Internal Area :-
46.41 sq m / 500 sq ft



FIRST FLOOR

Approximate Internal Area :-
44.75 sq m / 482 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 91.16 sq m / 982 sq ft
Measurements for guidance only / not to scale

FROBISHER PLACE SE15
LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	21	
(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.

