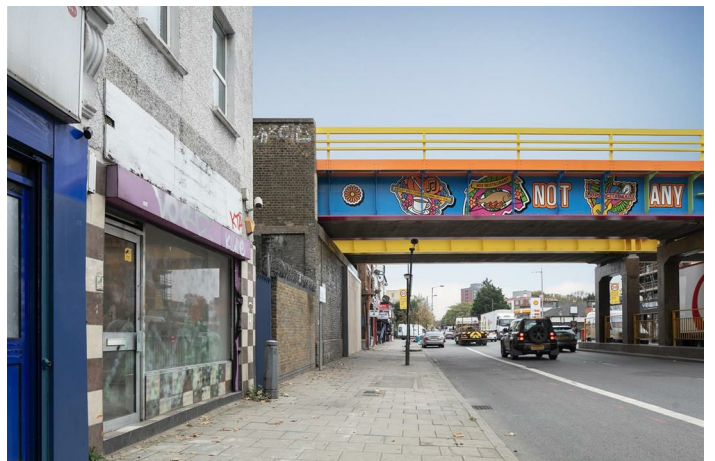
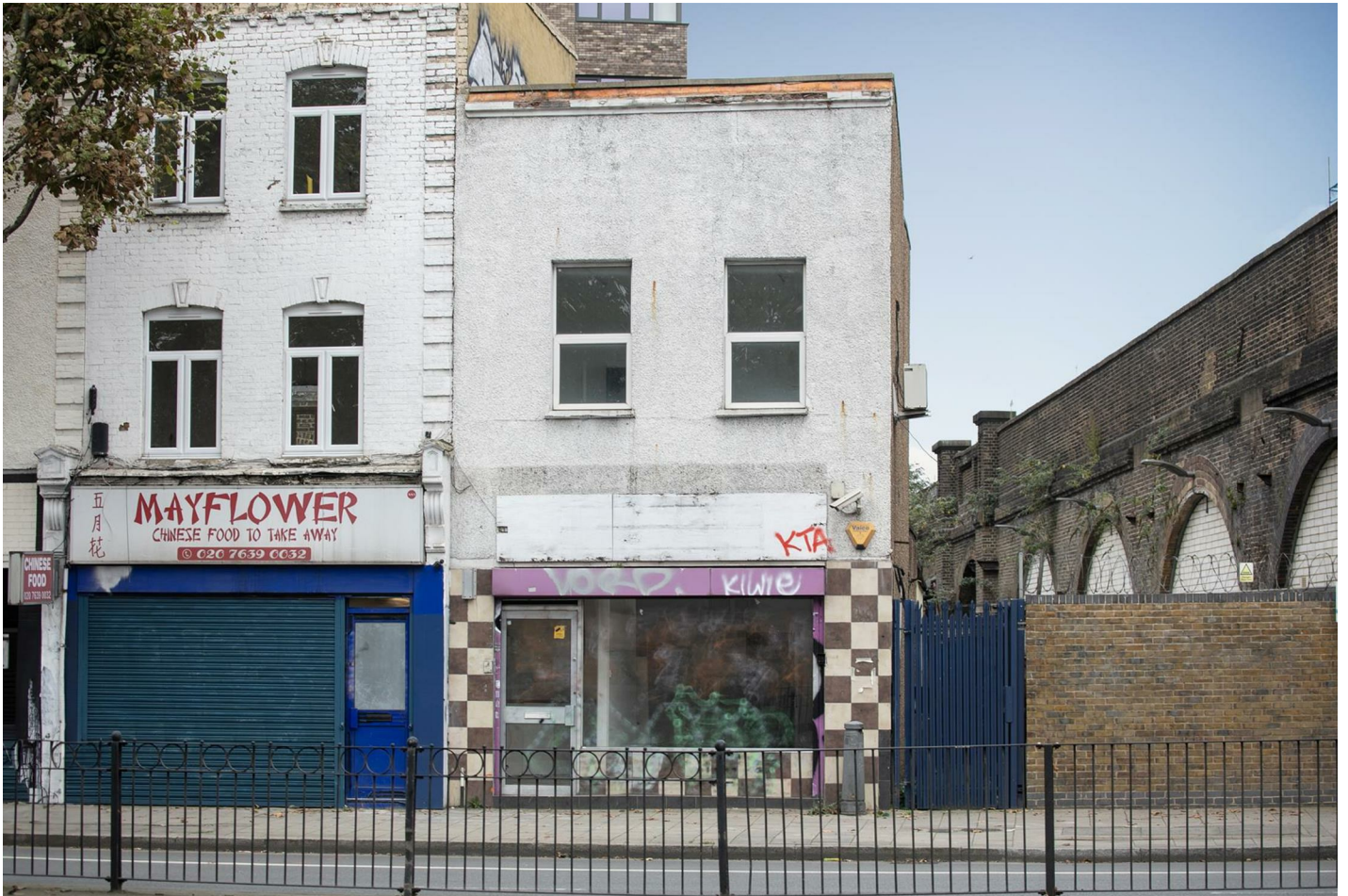


OLD KENT ROAD, PECKHAM, SE15
FREEHOLD
£550,000



SPEC

Bedrooms : 4

Receptions : 1

Bathrooms : 1

FEATURES

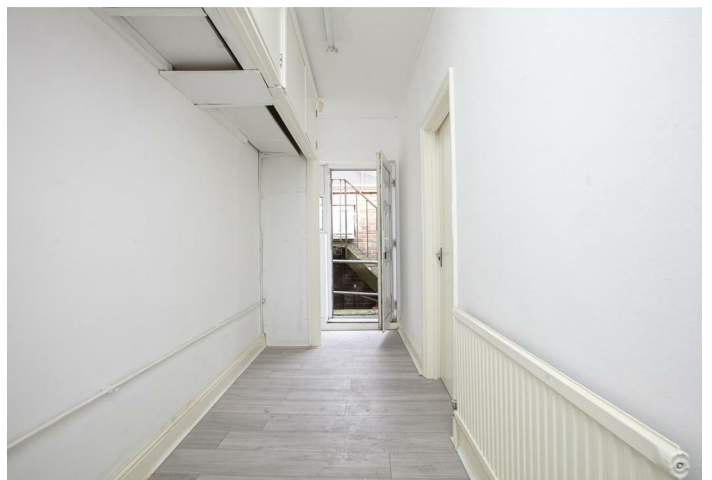
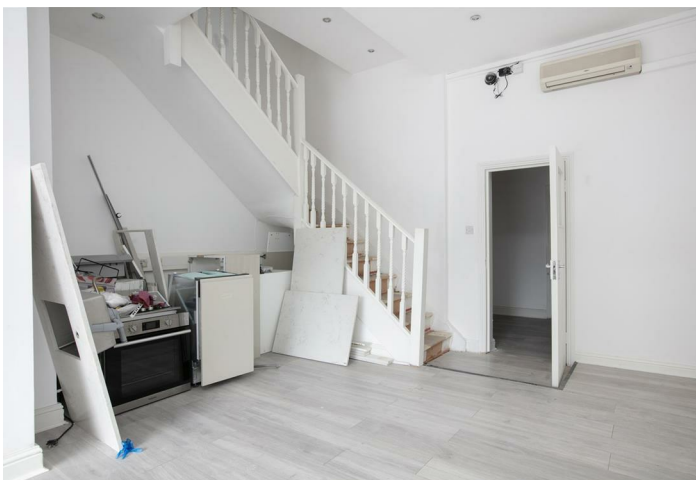
Prominent Frontage on Old Kent Road

Generous Interior over 1100 Sf ft

Air Conditioning + Double Glazing

Abundant Storage Available

Freehold



OLD KENT ROAD SE15

FREEHOLD



OLD KENT ROAD SE15

FREEHOLD



Split-Level 1100sq ft Office Space in Top Spot with Potential - CHAIN FREE.

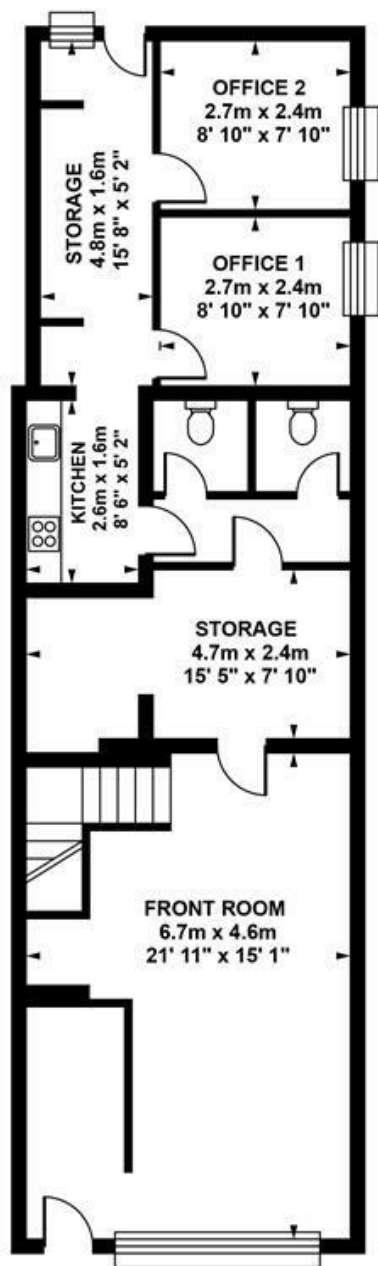
This generous split-level office space enjoys a prominent main road frontage along the super convenient and bustling Old Kent Road. Spread over two bright, well appointed floors, the property comprises a large main open plan office/reception/shop space, four further offices, kitchen and twin wc's. There's tonnes of storage available and you further benefit from air-conditioning, double glazing throughout and security shutters to the front. The property can be accessed to both the front and rear. There is the potential to convert this property - plans have been drawn up for four flats although no planning permission has been applied for yet.

You're 12 minutes on foot to New Cross Gate Station which supplies fantastic London Bridge and overground services. The property is also within a pleasurable stroll of the lovely Telegraph Hill Park for some fab London views and a weekend farmer's market. The ever-growing list of social attractions in Deptford are easily reached and Peckham supplies yet more creative and culinary endeavours. Haberdasher's Hatcham Primary School is just around the corner, feeding into Haberdasher's Aske's secondary school nearby. Edmund Waller Primary and Deptford Green secondary school are also close-by.

The area is literally brimming full of creativity, cafes, eateries and retail hotspots. Nearby Goldsmith University ensures regular thoughtful, vibrant exhibitions and talks. hARTSlane gallery has engaging presentations too. We love 'The Word' bookshop and 'Corner' cafe which has delicious confectionary and fab coffee. The 'Red Lion' cafe is another fine spot for chilling and chats and we're hearing great things about Park Café Hönle. It's got great fresh pasta lunches. 'The Rosemary' is a wonderful Hungarian organic restaurant whose ceramicist owner makes all his own tableware! Locals are raving about the new evening bar at the old New Cross Library and 'The Rose Inn' has a great outside garden. Deptford has such an amazing mix of venues and produce with some fantastic restaurants popping up.

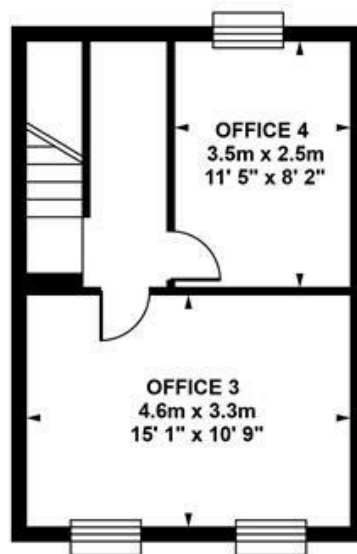
OLD KENT ROAD SE15

FREEHOLD



GROUND FLOOR

Approximate. internal area :
77.20 sqm / 831 sq ft



FIRST FLOOR

Approximate. internal area :
31.74 sqm / 342 sq ft


TOTAL APPROX FLOOR AREA


Approximate. internal area : 108.94 sqm / 1173 sq ft

Measurements for guidance only / Not to scale

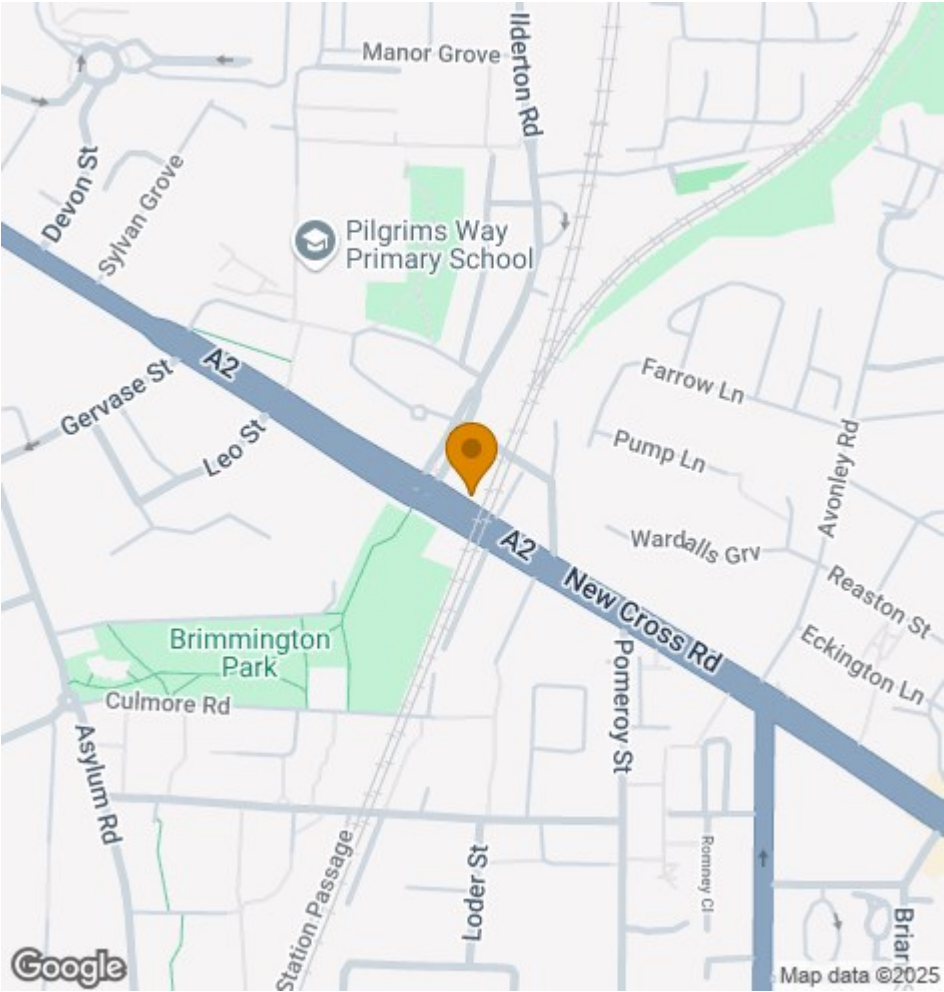
OLD KENT ROAD SE15

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.



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