

CHADWICK ROAD, PECKHAM, SE15

SHARE OF FREEHOLD

GUIDE PRICE £700,000 TO £750,000





## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 985 years

Service Charge : £0

Ground Rent : £0

## FEATURES

Private Patio Garden

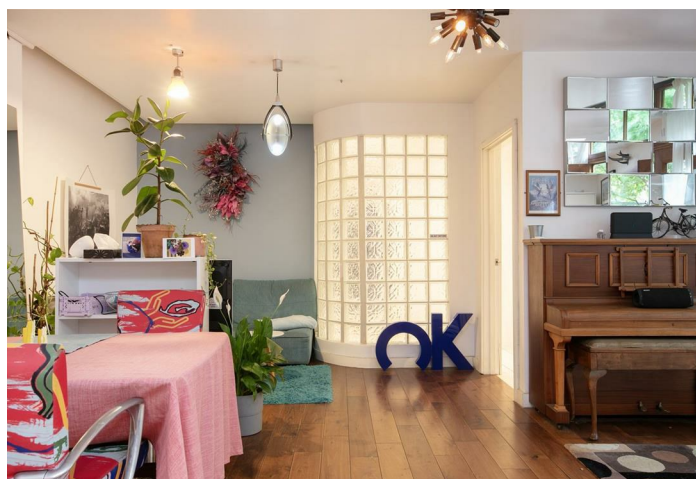
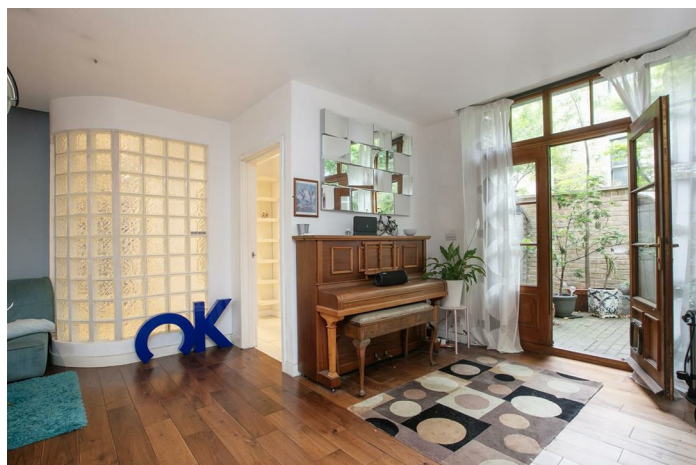
Private Entrance

Super Generous Living Space

Unrivalled Location

Underfloor Heating

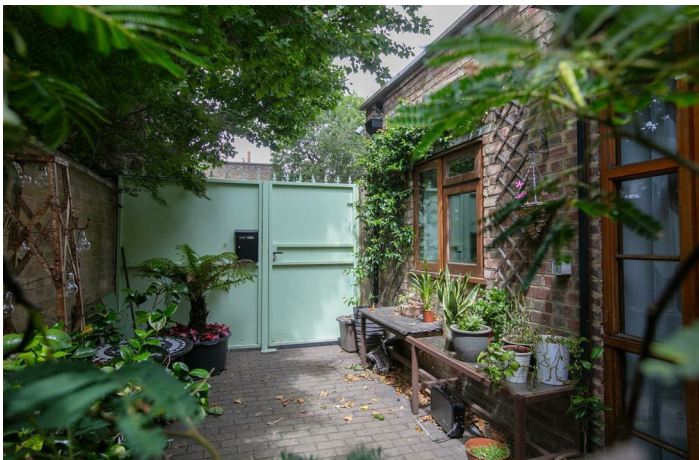
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CHADWICK ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



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Perfectly Placed and Generous Two Bedder with Pretty Patio Garden.

GUIDE PRICE £700,000 to £750,000.

Located literally seconds from the bustle and banter of beautiful Bellenden Village, this terrific two bedder offers everything a Londoner could want. Enjoying a super generous open plan living space, two nicely proportioned bedrooms, modern bathroom and a private patio garden it ticks all the boxes. You're within an easy stroll of every conceivable amenity - that's bars, cafes, boutiques and even a much-loved bookshop. Peckham Rye Station is a mere six minute walk, as are the countless attractions of Rye Lane. Even closer are the social attractions and independent shops of Bellenden Road. It's a lifestyle choice this one!

The handsome building sits set back from the street behind lush mature trees and a privacy-affording metal gate. This opens to your private patio garden which soaks in plenty of dappled sunshine - it's a perfect spot for chilling with morning coffee or evening vino. The main doorway sits dead ahead and leads to a handy entrance porch which will house bikes, bags and brollies. The fantastic open plan living space is accessed across an inner hallway and stretches over 25 ft to afford comfortable lounging, dining and cooking space. The kitchen is especially generous with tonnes of storage and counter space and a full range of NEFF appliances. It's a space for entertaining with enough room to seat 16 for dinner! French doors wrap back around to the patio offering further outside access. A curved glass brick wall guides you to the rear hall which leads first to the bathroom. This is tiled and has both bath and shower. Opposite this is the first of your double bedrooms. It faces to the side through two casement windows and will accommodate slumber and study. Last but not least comes your main bedroom. It's a wide, carpeted room with side aspect casement windows.

Local bars include The Victoria Inn, The Hermit's Cave, The Camberwell Arms and the much anticipated Kerfield Arms. Even closer is the much loved Montpelier - it's a cracking spot to meet all your new neighbours. The much loved Bussey Building and Frank's roof bar are within an easy trot for fab weekend fun and frolics. Miss Tapas, El Segundo and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi - all are just around the corner or a 2 minute walk down the road. This area is spoilt for green spaces such as the 120 acre Peckham Rye Common which is small walk or jog away also very nearby is the local Warwick Gardens and Goose Green both a gentle stroll away.

Tenure: Share of Freehold

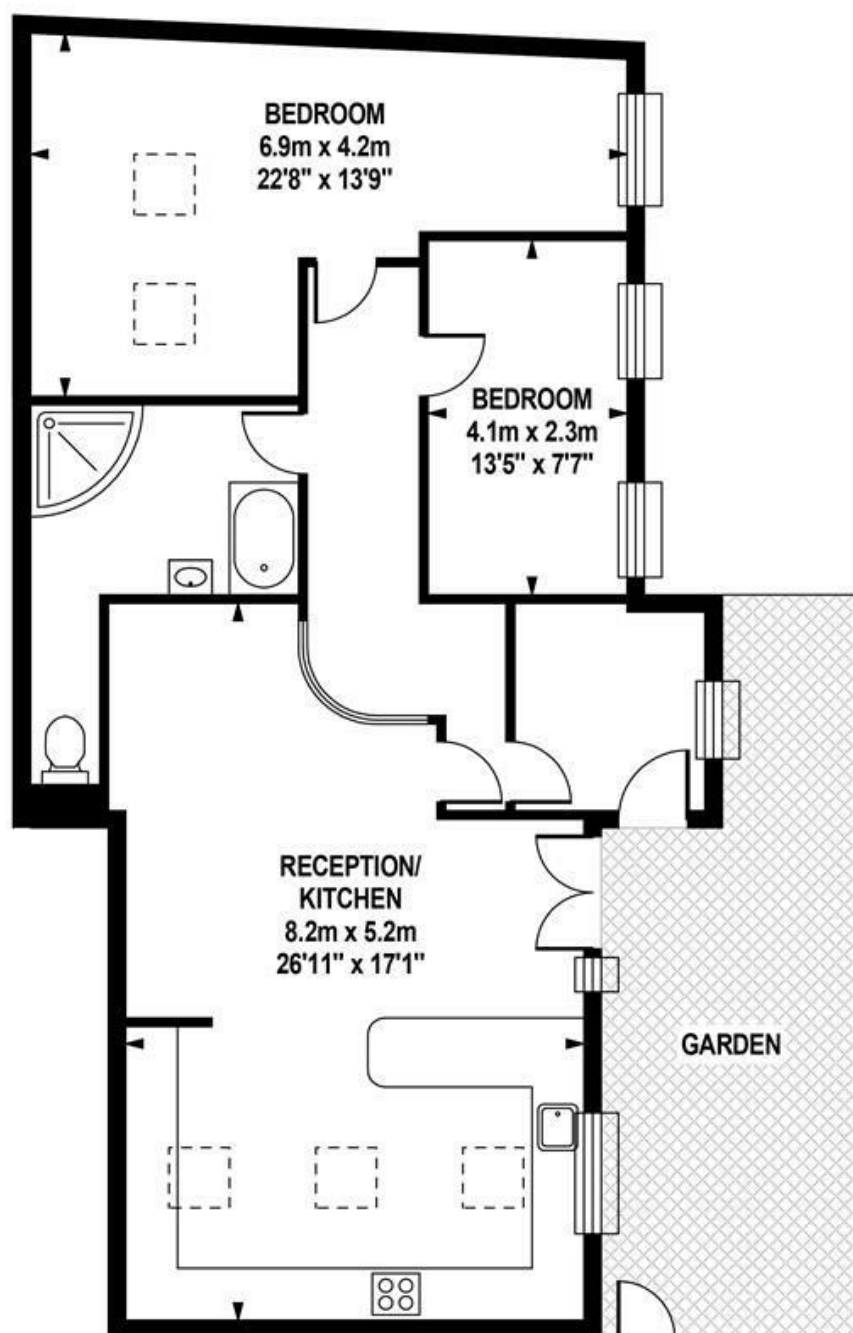
Lease Length: 985 years remaining

Council Tax Band: D



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### GROUND FLOOR

Approximate Internal Area :-  
92.34 sq m / 994 sq ft

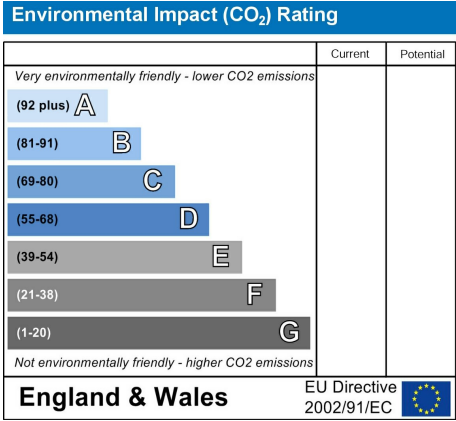
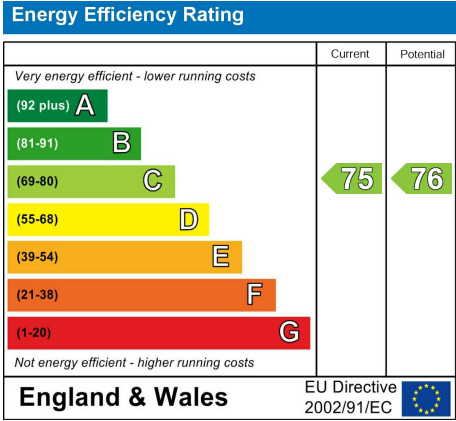
### TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 92.34sq m / 994 sq ft  
Measurements for guidance only / not to scale



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LEASEHOLD - SHARE OF FREEHOLD



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.

