

ASYLUM ROAD, PECKHAM, SE15
FREEHOLD
OFFERS IN EXCESS OF £800,000

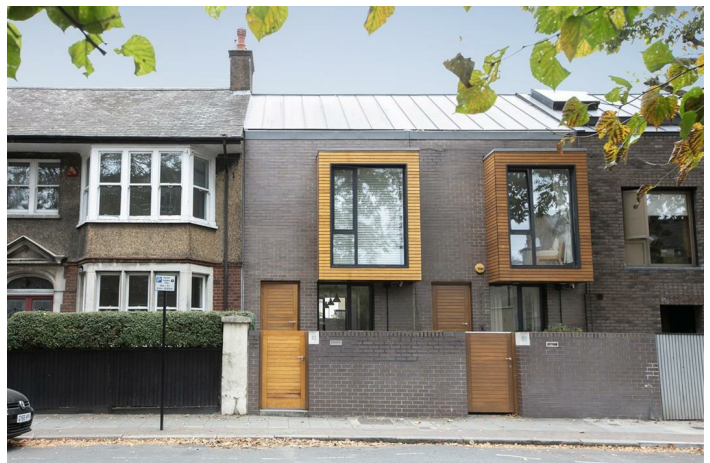


SPEC

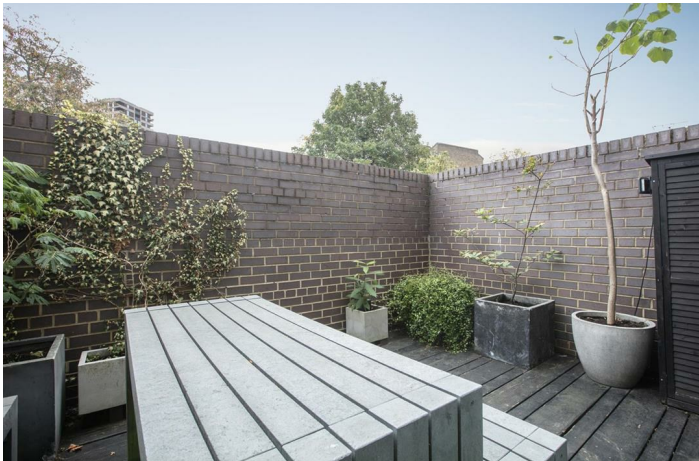
Bedrooms : 2
Receptions : 1
Bathrooms : 2

FEATURES

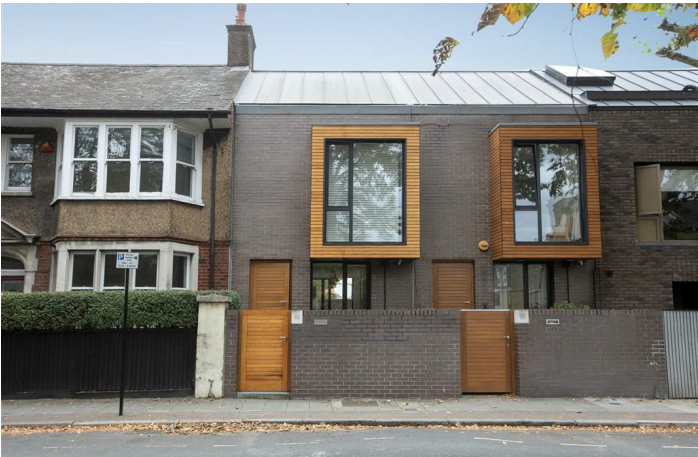
Modern Styling Throughout
Patio Gardens to Front and Rear
Master Ensuite
Fantastic Storage
Freehold



ASYLUM ROAD SE15
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Contemporary Two Bedroom Home over Three Stylish Floors - CHAIN FREE.

This handsome modern wooden-clad beauty boasts well-arranged, bright and stylish interior over three lovely floors. The accommodation comprises a long open-plan living area, two proper double bedrooms (master ensuite) and a family bathroom. There's tonnes of storage and an ample patio garden to front and rear. The finish is slick and tasteful and there's some lovely decorative touches. Queens Road Station (mainline & London Overground Line) is a 10 minute walk for regular swift services to London Bridge in around 7 minutes. Alternatively, Peckham Rye station is a 15 minute walk for Victoria and Blackfriars/City options too. Several bus routes serve nearby Old Kent Road. Transport links are due to be further improved by the much anticipated Bakerloo Line.

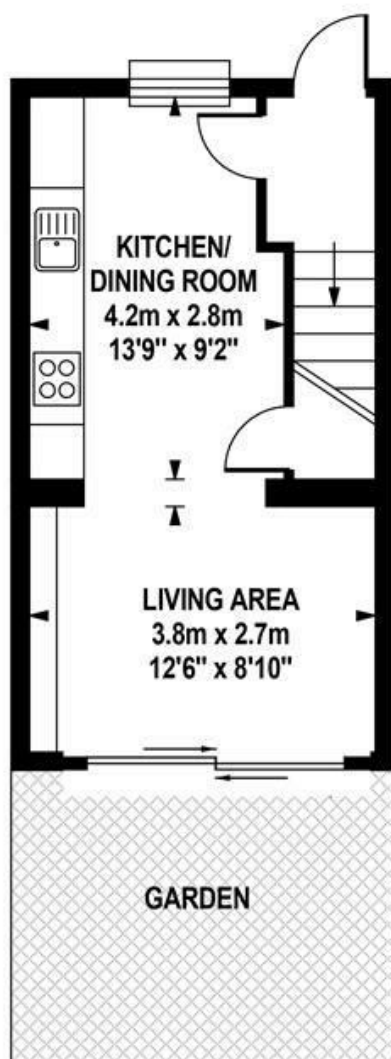
A solid Idigbo wooden gate leads off the street to a decked patio. Integrated bin, meter and mail storage enjoy the same fancy finish as does the signature cantilevered 'Oriel' bay window. Inward you meet a neat hall leading rightward to the long and lovely contemporary kitchen/diner. Here you enjoy composite counters, gloss white cabinets, four ring gas hob, oven, integrated fridge/freezer and dishwasher. There's plenty of dining space and a deep recessed laundry cupboard with space for the washing machine. A comfortable lounge adjoins to the rear with raised modern storage and access, via sliding glass doors, to your patio garden.

The first floor has the first of your fabulous bedrooms, a large front-facing double with both fitted and recessed storage. There's a large shower room with tasteful neutral styling, heated towel rail and double walk-in shower off the landing. Yet more deep storage tucks under the stairwell. Rising once more to the second floor you find a large master double bedroom with abundant recessed storage, slumber and study space and an adjoining ensuite shower room.

Burgess Park with its lakes, hills, old Victorian buildings and tennis club is one of the most impressive Urban parks in South London – just a 10 minute stroll away along the old canal pathway from the home. We love Frank's Cafe roof top bar and restaurant - great for some tunes and views. The much-loved Prince of Peckham is just a short stroll for some fab soul food and the Copper Tap and craft ale pub, Beer Rebellion are both within staggering distance. Even closer are the cafes and eateries of Queens Road. Check out the fantastic Peckham Cellars! We love the Blackbird Bakery for a coffee before the commute. Keeping fit? Peckham Pulse is a short walk and has a great gym, two swimming pools and loads of evening classes. Endless yoga classes are only 15 minutes away from the property on Rye Lane in the Bussey Building or Peckham Levels, including hot yoga. Asda, Tesco & Lidl supermarkets are all within easy reach on the Old Kent Road), or there's a big Morrisons in Peckham.

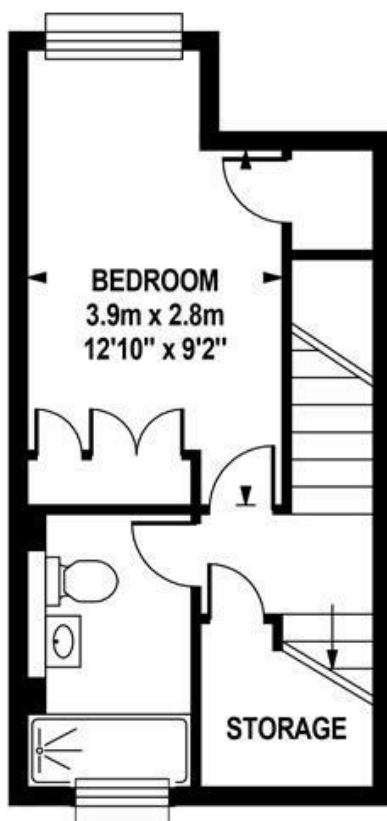
Tenure: Freehold

Council Tax Band: D



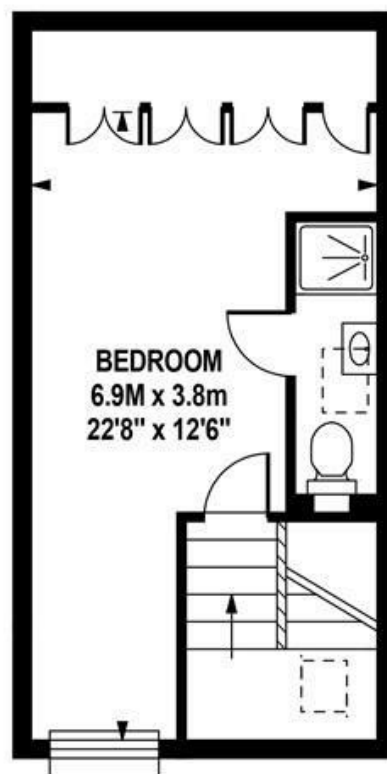
GROUND FLOOR

Approximate Internal Area :-
27.41 sq m / 295 sq ft



FIRST FLOOR

Approximate Internal Area :-
28.71 sq m / 309 sq ft



SECOND FLOOR

Approximate Internal Area :-
29.64 sq m / 319 sq ft

TOTAL APPROX.FLOOR AREA

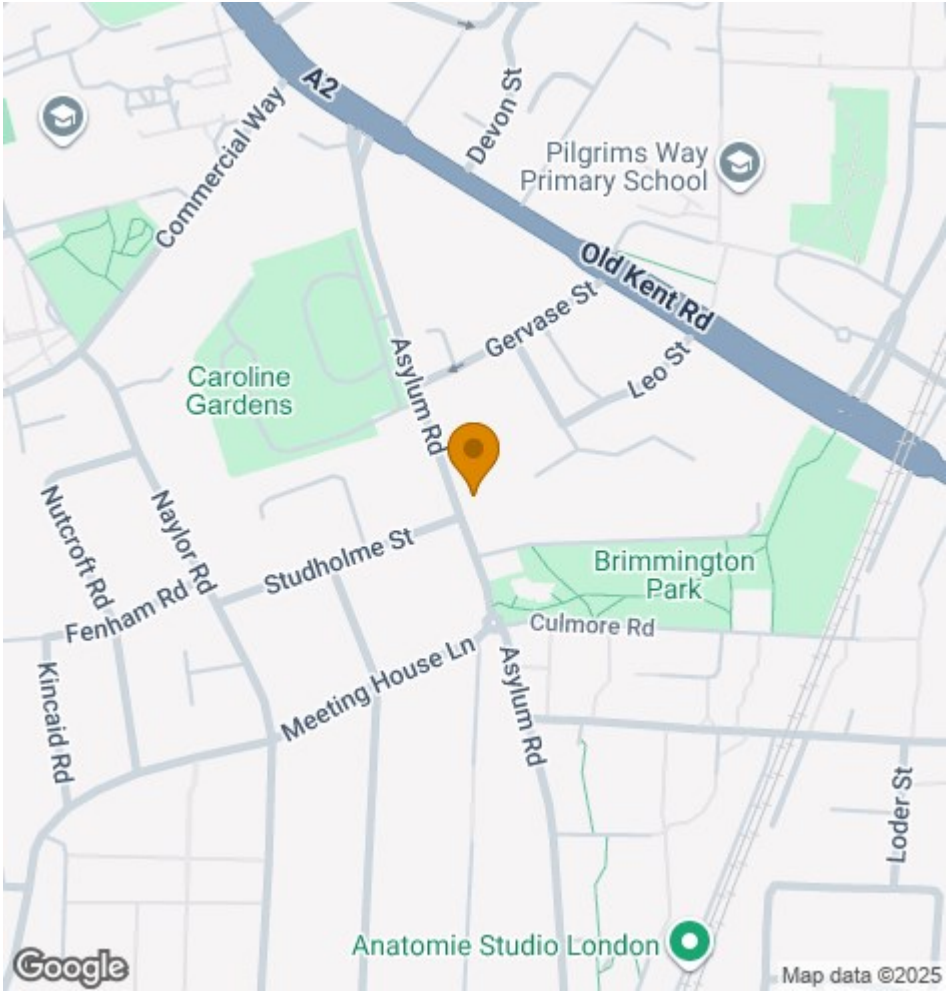
Approximate Internal Area :- 85.75 sq m / 923 sq ft
Measurements for guidance only / not to scale

ASYLUM 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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