



Gibbon Road | London | SE15

Freehold

£380,000

- One double bedroom
- First floor
- Period features
- Lots of natural light
- Separate Kitchen / Living room
- Private parking
- Nunhead
- Peckham Rye Park
- Freehold
- Excellent bus routes



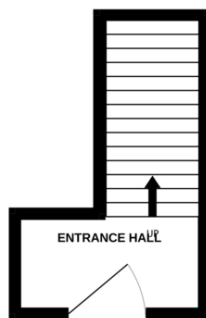


One double bedroom flat in the heart of Nunhead. Located on the first floor of a period conversion, the property features an eat in kitchen, spacious living room, separate bathroom and WC. Double-glazed windows throughout and ample storage and private off road parking. The flat is conveniently close to both Nunhead station and Queen's Road Peckham, and all the local amenities and excellent transport links Nunhead has to offer.

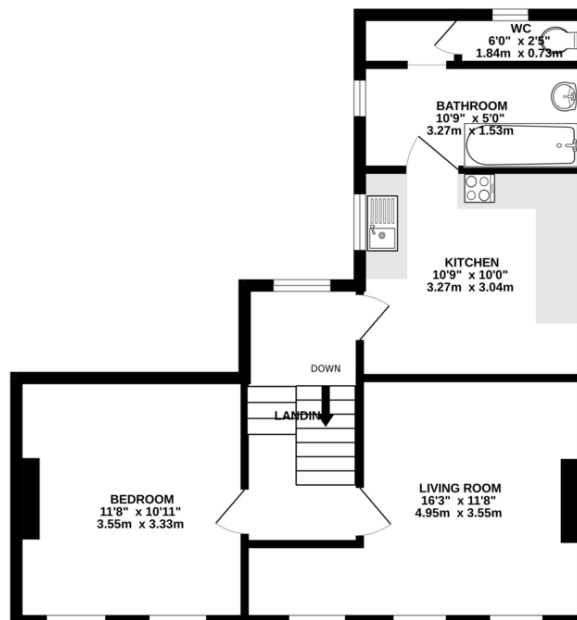


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
91 sq.ft. (8.4 sq.m.) approx.



FIRST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements