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Contact us on 020 7737 8047

Monteagle Way, Nunhead, SE15

£549,000

Leasehold

A spacious three bedroom contemporary maisonette in a central Nunhead/Peckham location.




### Local Transport

#### **Nunhead**

Approx. 500 mtrs away  
Destinations: **Blackfriars,**  
**City Thameslink,**  
**Victoria and Kings Cross.**

#### **Peckham Rye**

Approx. 600 mtrs away  
Destinations: **Clapham**  
**junction, London Bridge,**  
**Shoreditch, Farringdon**  
**and Canada Water (for**  
**connection to Canary**  
**Wharf).**

 **P12,P13,136,171,177,**  
**436, N89, 78, 37, 12, 63,**  
**197, 343, 363.**

Three bedrooms

Spacious reception

Great Location

Private garden

This spacious, three-bedroom maisonette is to be found within a quiet cul-de-sac location benefiting from private residents' parking. It is only a hundred metres or so from the centre of Nunhead and also an easy walk from the centre of Peckham. On your doorstep you have access to Nunhead with its almshouses, pubs and independent shops gathered around Nunhead Green. You are also a comfortable stroll away from the growing number of bars, restaurants and markets of increasingly fashionable central Peckham as well as the lovely open spaces of Peckham Rye and the celebrated Nunhead Cemetery nature reserve.

A little further afield, but still an easy walk, you have access to both the Bellenden Road area of Peckham, with its independent shops, bars and restaurants and Lordship Lane in East Dulwich, where you will find additional shopping, dining and entertainment options, including the Picturehouse Cinema.

The property is within a five to ten minute walk of Nunhead railway station, which provides direct services into Victoria (15 mins), Elephant & Castle (12 mins – for connections to the Bakerloo line), Blackfriars (16 mins), City Thameslink (18 mins) and King's Cross/St.Pancras (24 mins). It is also within easy walking distance of Peckham Rye station, which additionally provides access to direct services to London Bridge (13 mins) and London Overground services with connections to the Jubilee line tube services to Canary Wharf and central London.

You approach the property through the gated front garden and enter in to the nice, wide hallway with plenty of room for coat storage. Immediately on your left on ground floor level is the kitchen diner. This is a spacious and airy room with full height double glazed doors leading out onto the garden.

Returning to the entrance hallway a flight of stairs leads to the first floor. On the first floor landing immediately in front of you is the reception room. This is, again, a bright and spacious room, which can easily be zoned into both sitting and dining areas. There are double casement windows looking from the reception room down onto the rear of Monteagle Way. Next to the reception room on the first floor is the separate cloakroom, which is fitted with a white low-level WC and hand basin.

Finally at first floor level you will find the first of the bedrooms. This is a pretty room with a built in wardrobe and a casement window looking down onto the front garden. From the end of the first floor landing a further flight of stairs leads to the second floor. At second floor level you will find the second and third bedrooms and the bathroom. The landing at second floor level also provides access to a large built-in cupboard, which provides excellent amounts of storage space.

At the rear of the property at second floor level is the master bedroom. This is a spacious and bright double room with three large casement windows. Next to the master bedroom is the bathroom. This is fitted with a two-piece suite comprising bath with over bath shower and hand basin. At the front of the property at this level is the third bedroom. This is an attractive room with casement windows looking down onto the front of the property and the interior of Monteagle Way.

Externally the property benefits from a small garden to the front.



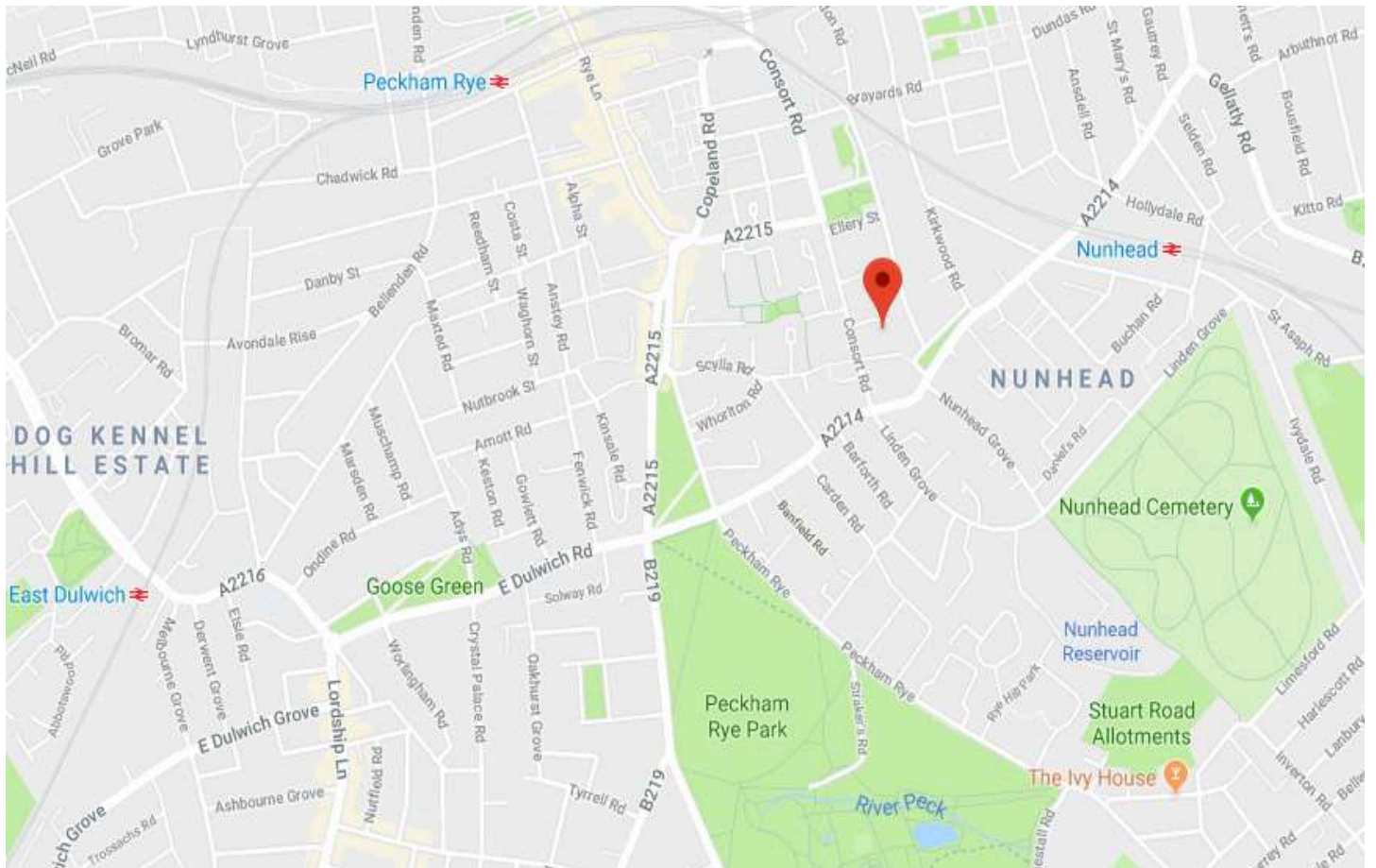
# Monteagle Way, SE15

Approximate Gross Internal Area  
84.4 sq m / 908 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1169020)





## EPC to follow

To arrange a viewing of this property please call us on 020 7737 8047  
or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.