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St. Mary's Road, Nunhead, SE15

£425,000

Leasehold

A nicely updated two bedroom balcony flat with communal gardens in the heart of Nunhead.



Two bedrooms

Balcony

Spacious reception

Great Location

Local Transport

Queens Road

Approx. 400 metres away
Destinations: **London Bridge, Clapham Junction, and Canada Water** (for connection to **Canary Wharf**)

Nunhead

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

P12,P13,136,171,177, 436 & N89.

Approx: 400 metres away
Destinations: **Waterloo, Victoria and Blackfriars.**

This spacious 2 bedroom second floor flat is situated on St. Mary's Road close to the centre of Nunhead with its almshouses, pubs and independent shops gathered around Nunhead Green. The open spaces of Peckham Rye are a short walk from the centre of Nunhead and a few minutes on from there are the shops, bars and restaurants of East Dulwich and Peckham. St. Mary's Road itself is a tree-lined street of mostly handsome, period houses and is well located for a range of schools. Local parking is permit free.

The property is situated only a short walk from Nunhead railway station, which provides direct services into Victoria (15 mins), Blackfriars (16 mins), City Thameslink (18 mins) and King's Cross/St.Pancras (24 mins).

It is also a similar stroll to Queens Road Peckham station, which additionally provides access to direct services to London Bridge (8 mins) as well as to London Overground services with connections to the Jubilee line tube services to Canary Wharf and central London.

The property has been nicely updated by the current owners, with a new kitchen and boiler installed in 2022 and oak flooring laid throughout in 2021. It also benefits from both an internal and external lockable storage cupboard, freeing up the internal space.

You approach the block from the road along the communal pathway before entering, via entry phone, into the ground floor communal hallway. From the hallway you take the stairs to the second floor where you will find the door to the apartment on your left. There is a lockable storage cupboard for this flat on the second floor landing.

Upon entering the apartment, you find yourself in the hallway with its oak flooring which extends throughout the apartment. The hallway has two further useful storage cupboards. Immediately to your left in the hallway is the reception room. This is a spacious and bright room with double windows and a fully glazed door looking out onto St. Mary's Road. This lovely room is amply spacious to be zoned into both seating and dining areas and the glazed door leads out onto the balcony.

Opposite the reception room is the kitchen. This is fitted with a range of contemporary units with a quartz worksurface. There is an integrated oven and induction hob and integrated fridge, dishwasher and freezer. This pretty room also has space for a small breakfast table and chairs.

Returning to the hallway you next pass the bathroom. This is nicely fitted with a white three-piece suite comprising low-level WC, hand basin with built-in vanity unit and bath with over bath shower. There is ceramic tiling to both floors and walls and there is also a heated towel rail.



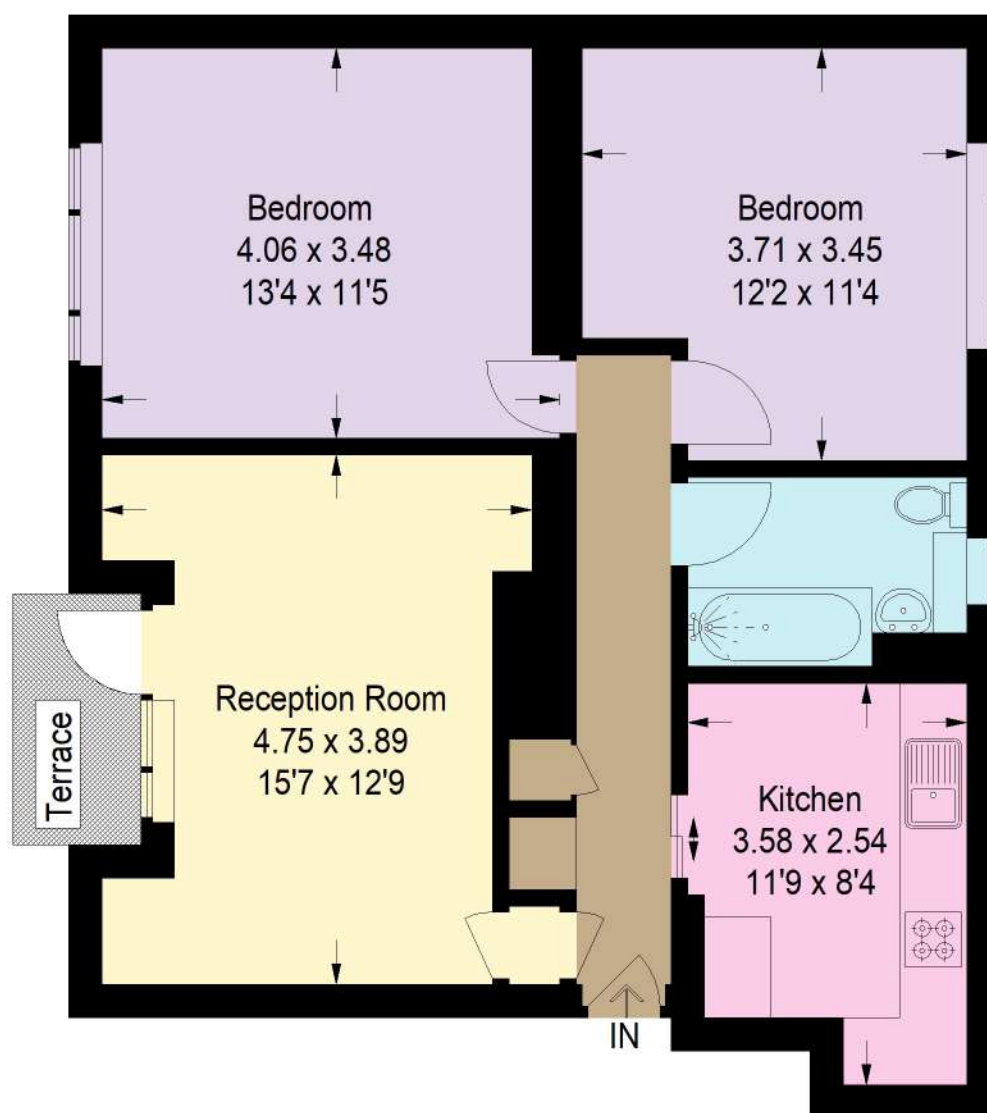
At the end of the hallway are the two bedrooms. It is rare to find an apartment with two such good-sized bedrooms – it would be perfect for sharers. To your left is the larger of the two. This is an extremely spacious double room. There is plenty of space for storage and the current owners use a corner of this room for a home office. From this bedroom a casement window looks out onto the front of the property. Across the hallway from the first bedroom is the second bedroom. This is, again, a large double room, which has a casement window looking out to the rear of the building and down onto the communal gardens.

Externally, this lovely apartment has a balcony to the front, which is the perfect spot to catch the afternoon sunshine with a drink. To the rear of the block there is a communal garden. At the rear of the building there is also a block of storage cupboards in which this apartment has ownership of one, which is extremely useful for storing larger and seldom used items. Secure bicycle storage is also available for rental.

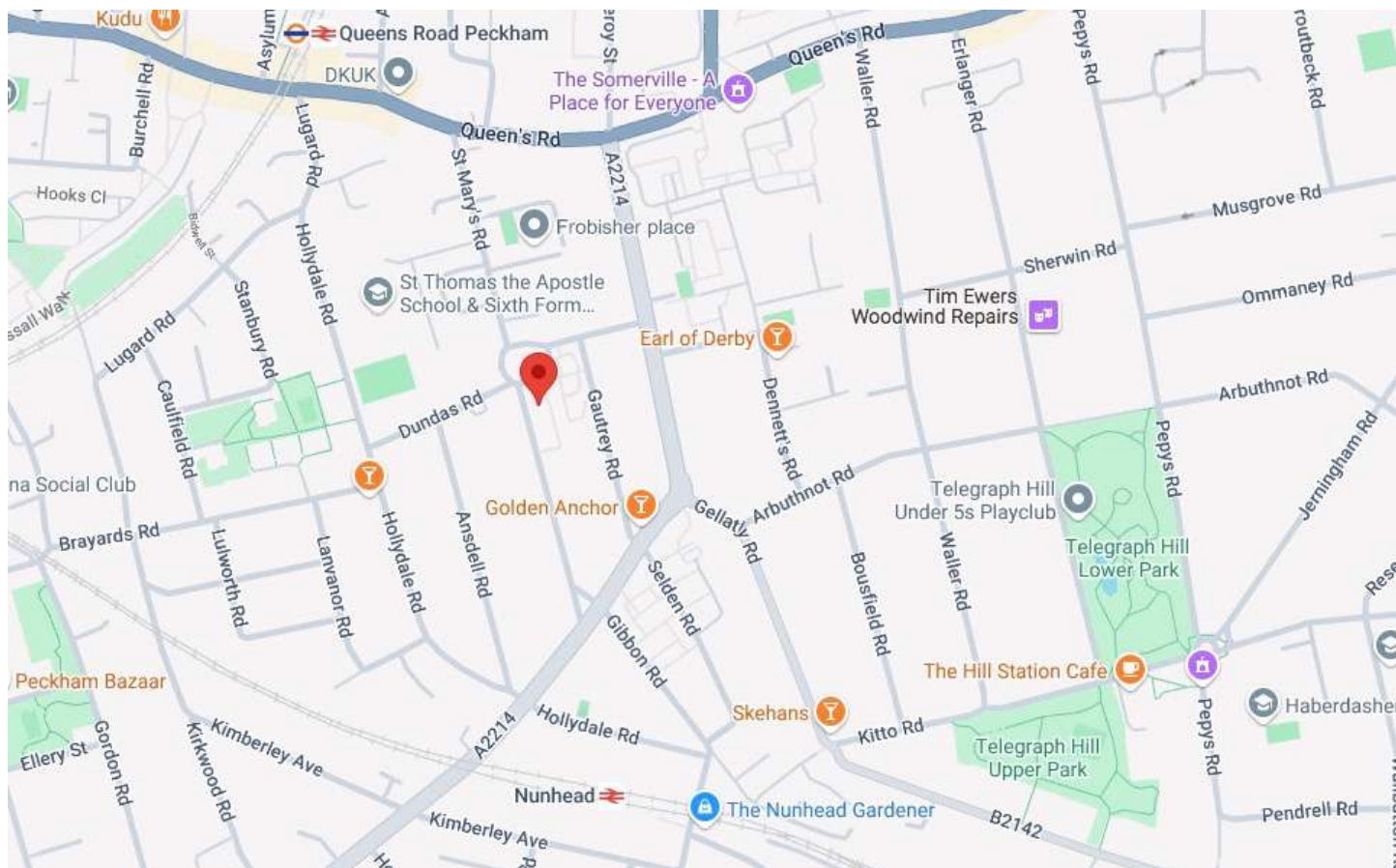
Benefitting from an enviable location and excellent transport links, this is a lovely property and your early viewing is recommended.

St Marys Road, SE15

Approximate Gross Internal Area
64.9 sq m / 699 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. (ID1178135)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	46 E	
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.