Wooster & Stock

LAUSANNE ROAD, NUNHEAD, SE15

SHARE OF FREEHOLD

GUIDE PRICE £650,000







SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

Lease Length: 960 years remaining
Service Charge: n/a
Ground Rent: n/a

FEATURES

Spacious Split-Level Layout
Private Rear Garden
Elegant Styling Throughout
Versatile Accommodation
Share of Freehold













LAUSANNE ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

















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LAUSANNE ROAD SE15
LEASEHOLD - SHARE OF FREEHOLD

GUIDE PRICE £650,000 to £700,000.

Split Level Three Bedder With Private Garden and Tasteful Styling.

Split generously over the top two floors of a splendidly convenient Victorian building, this terrific three bedder boasts every advantage. The accommodation, offered as share of freehold, sprawls generously to include three impressive double bedrooms, a large reception, adjoining kitchen and a handsome bathroom. You'll enjoy original period charm in abundance. The décor throughout is tasteful and sympathetic to the era, with exposed brick chimney breasts and some carefully selected paint shades. As the property faces east/west you'll benefit from a bright and airy aspect all day long. Included is a private section of the rear garden.

Location-wise, you're within a stone's throw of everything a Londoner might require. Transport is unbeatably convenient with Queens Road Peckham (Zone 2) a short stroll for regular swift services to London Bridge taking only 8 minutes, and the Overground offering easy access to East London, and quick connections to the Jubilee and Elizabeth lines. Nunhead Station (Zone 2) is roughly the same distance for further services to London Bridge, London Victoria, Blackfriars, Farringdon and beyond. This is a seriously well-connected location.

Enter through a shared front garden where wide steps lead you up to the communal foyer. Original Crittall-style doors set a good tone. The front door leads you upwards via stairs. The wonderful reception room fronts the street with rich ivy walls, original floorboards and some well tucked storage. An exposed brick feature wall leads through to the kitchen where you find wooden cabinets and counters, butler sink, four ring gas hob and oven. There's plenty of cooking space and a further east-facing window providing beautiful morning light.

The first of your notably spacious double bedrooms, currently arranged as a reception room, faces rear with some peaceful views. Enjoying a rich terracotta on walls and ceiling, it would make a fine formal dining room too. You'll find the bathroom on the lower return. It boasts notably high ceilings, a free-standing bath, separate shower and period suite. Upward to the bright second floor, you meet the master bedroom facing front with more wooden flooring and exposed brick. The second upstairs bedroom finishes the tour nicely with a pleasant rear aspect.

As well as rail connections there are 11 excellent bus links. Peckham Rye and Telegraph Hill parks are easily walkable. Shopping and leisure couldn't be easier with Rye Lane, Lordship Lane, and Camberwell close by. The artisanal amenities of Bellenden Road with its cafés, bars and restaurants, bookshop and boutiques is handily reached. Even closer are the cafes and eateries of Queens Road. Check out Mamma Dough and the fantastic Peckham Cellars. We love the Blackbird Bakery for a coffee before the commute. Nunhead has some fine boozers too - we love The Old Nun's Head, Earl of Derby and Skehans - recently voted London's top pub – all within 10 minutes' walk.

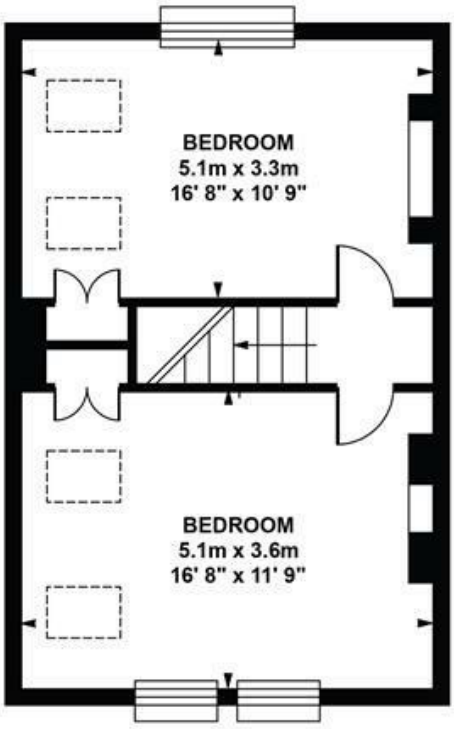
Tenure: Share of Freehold

Lease Length: 960 years remaining

Council Tax Band: C

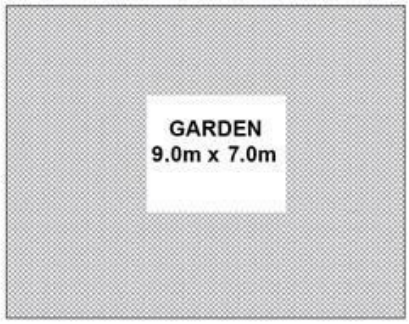
LAUSANNE ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

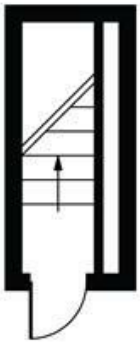


SECOND FLOOR

Approximate. internal area :
40.80 sqm / 439 sq ft



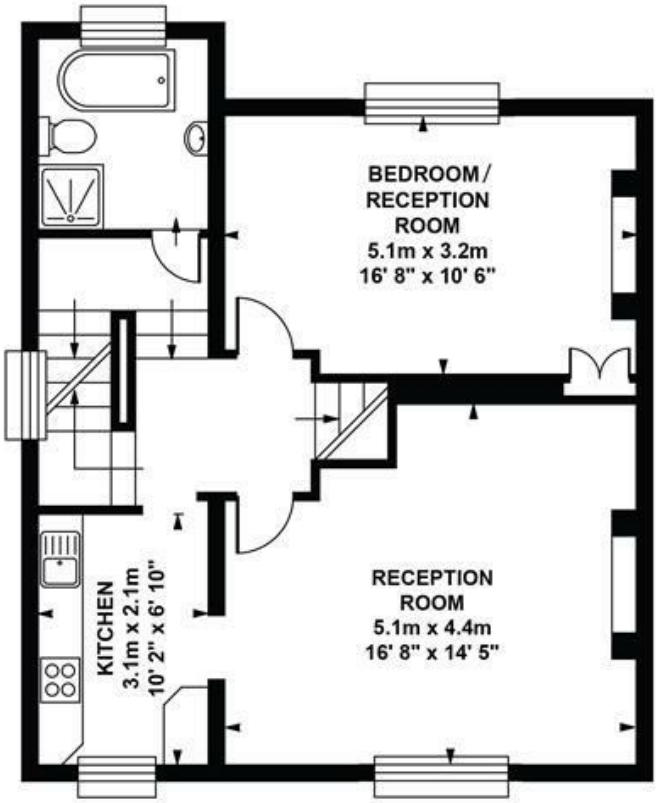
GARDEN





GROUND FLOOR

Approximate. internal area :
3.90 sqm / 42 sq ft



FIRST FLOOR

Approximate. internal area :
62.40 sqm / 672 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 107.10 sqm / 1153 sq ft

Measurements for guidance only / Not to scale

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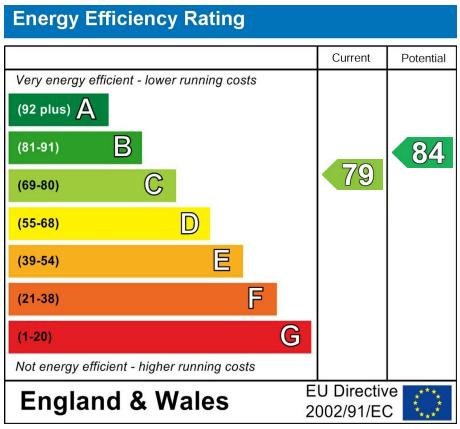
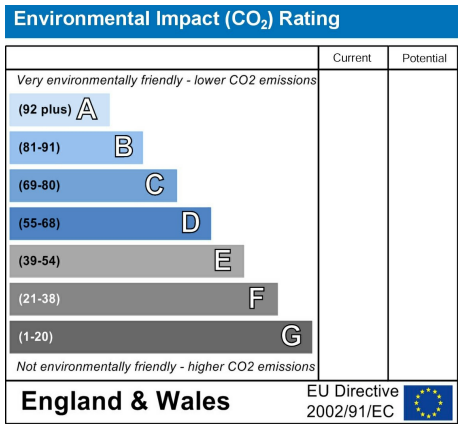
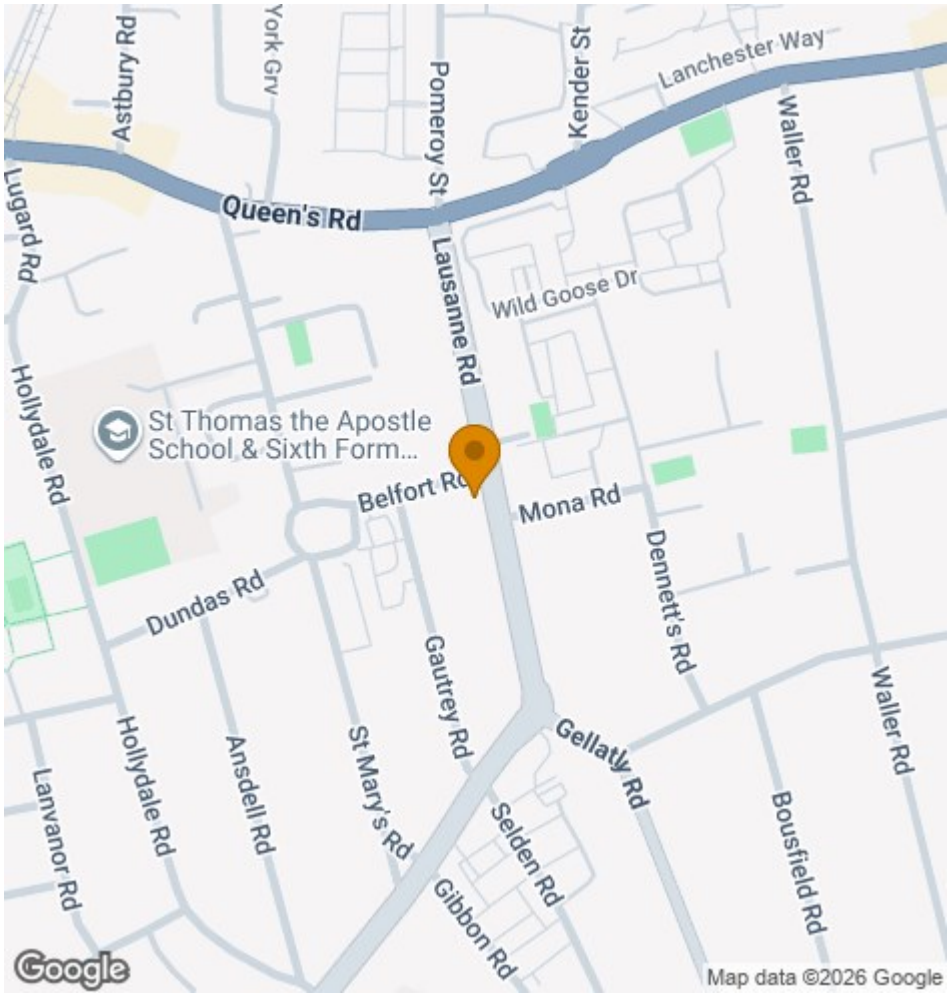




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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