

BURCHELL ROAD, SE15
LEASEHOLD
£535,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 117 years remaining

Service Charge : £800 per annum

Ground Rent : £350 per annum

FEATURES

Private Garden

Super Convenient Location

Private Entrance

Additional Communal Garden

Secure Shared Cycle Storage

Leasehold



BURCHELL ROAD SE15

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Fab Two Bedroom Apartment with Private Garden and Entrance - CHAIN FREE.

Boasting a noteworthy list of advantages, this splendid double-fronted two bedder will hold your attention. It sits on the ground floor of a well-positioned and handsome period-style building and within a few moment's stroll of the endless social attractions of Peckham. The property enjoys a private entrance, private garden, contemporary finish and an additional shared garden in which to meet the friendly neighbours. A spacious and well-arranged layout benefits from two double bedrooms, pleasant open-plan living area, modern bathroom and plenty of fitted storage. Secure shared cycle storage adds to the charm as does a noticeably energy-efficient running cost! Transport is unbeatably convenient with Queens Road just a three minute stroll for regular swift services to London Bridge taking only 8 minutes! You can be strolling along the Thames door to door in less than 15 minutes!

The flat-fronted period-style exterior invites you off the street to a pleasant entrance hall with mirrored fitted storage. The first of your bedrooms fronts the property with neutral décor and plenty of space for a double bed. A second double comes further along the hall with fitted storage and a peaceful rear aspect. The living space runs open plan to include almost 30 sq mtrs of lounging, dining and cooking space. A modern L-shaped kitchen runs along the rear wall with ample space for rustling up your classics. Access is also offered to your sunny, private patio garden which stretches generously along the side of the flat. Further leafy communal garden space leads off the private patio – it's a wonderful spot for outdoor dining and hobnobbing with the neighbours.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location, as well as Queen's Road station there are also good bus links into town from the end of the road - the 436 will take you all the way to Paddington and once in Peckham you have the option of the ubiquitous number 12. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by. On your doorstep are the acclaimed Peckham Library, the Peckham Pulse Leisure Centre and boho amenities of Bellenden Road with cafés, bars and restaurants plus a good bookshop and boutiques. Even closer are the cafes and eateries of Queens Road. We love the Blackbird Bakery for a coffee before the commute. A recently opened bakey 'Eagle Eats' is proving very popular and there's a fancy wine bar and yoga studio too! The Bussey Building offers any amount of cultural attractions - a really great spot!

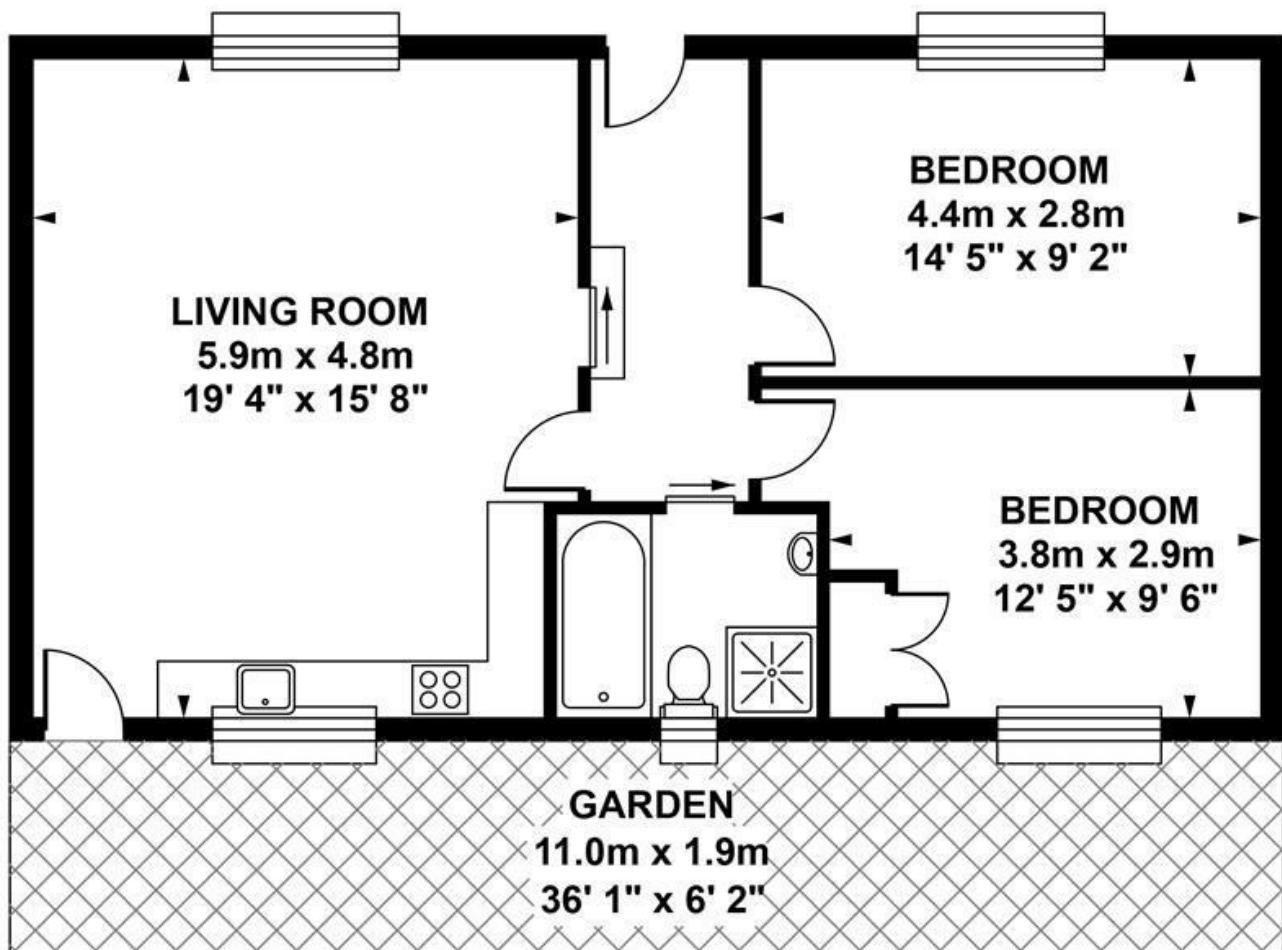
Tenure: Leasehold

Lease Length: 117 years

Council Tax Band: C

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GROUND FLOOR

Approximate. internal area :
62.64 sqm / 674 sq ft

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	81	81	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

