

GORDON ROAD, NUNHEAD, SE15

LEASEHOLD

GUIDE PRICE £425,000



## SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 135 years remaining

Service Charge : TBC

Ground Rent : Peppercorn

## FEATURES

Two Amazing Private Terraces

Views Over Nunhead Green

Impressive Proportion

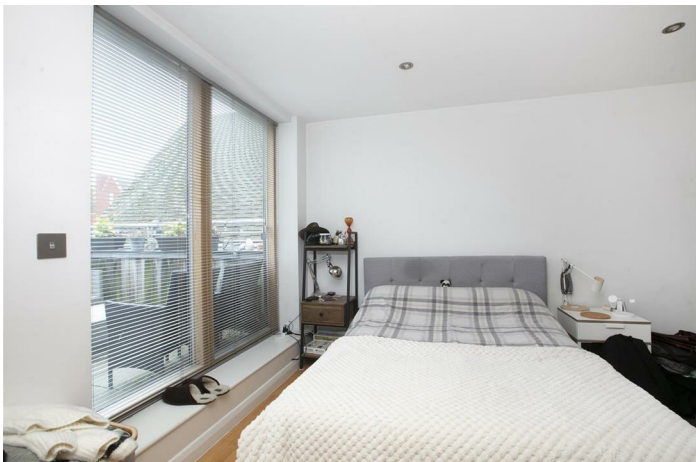
Bright and Airy Throughout

Leasehold



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Large One Bedroom Parkside Penthouse With Two Lovely Terraces - CHAIN FREE.

Perched perfectly on the penthouse floor of a contemporary building, you'll find this larger than average one bedder. Enjoying fantastic views over the much-loved Nunhead Green, the property enjoys two separate terraces, each with plenty of sun and space to chill. Accommodation comprises a lovely open plan living space, double bedroom and modern bathroom.

A secure telephone entry system leads inward to a well maintained communal hallways. Stairs lead upward to the flat's second floor door. Inside you meet a neutrally decorated L shaped hallway with recessed storage. The living area sits to the left and boasts ample lounging, dining and cooking space. Glass sliding doors open to both of your roof terraces, each enjoying park views. The double bedroom sits off the hall and offers access to one of the terraces also. A neat, modern bathroom completes the tour.

Here you are almost equidistant from three mainline stations: Nunhead offers regular services to Victoria and Blackfriars, Queens Road Peckham will get you into London Bridge in five minutes (and Victoria in slightly longer) while Peckham Rye serves all three London termini. Nunhead Lane is a good place for local grocery shopping - it has a wet fish shop, a proper bakery and a greengrocer. Or, for any amount of exotic produce, nip down to Peckham Rye which is even closer. Beautiful, peaceful Nunhead Cemetery is close by for a Sunday stroll.

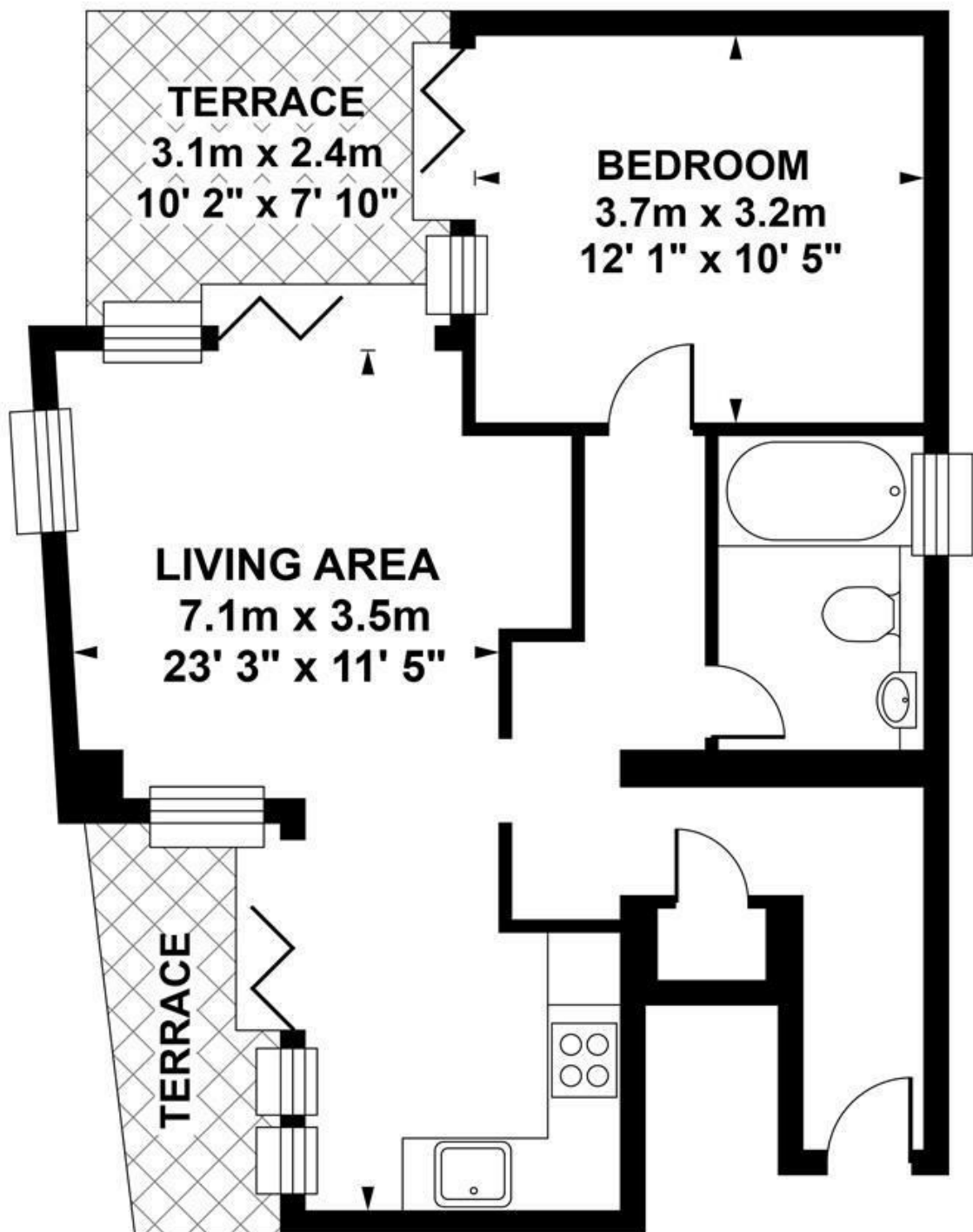
Tenure: Leasehold

Lease Length: 135 years remaining

Council Tax Band: C

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## SECOND FLOOR

Approximate. internal area :  
49.56 sqm / 533 sq ft

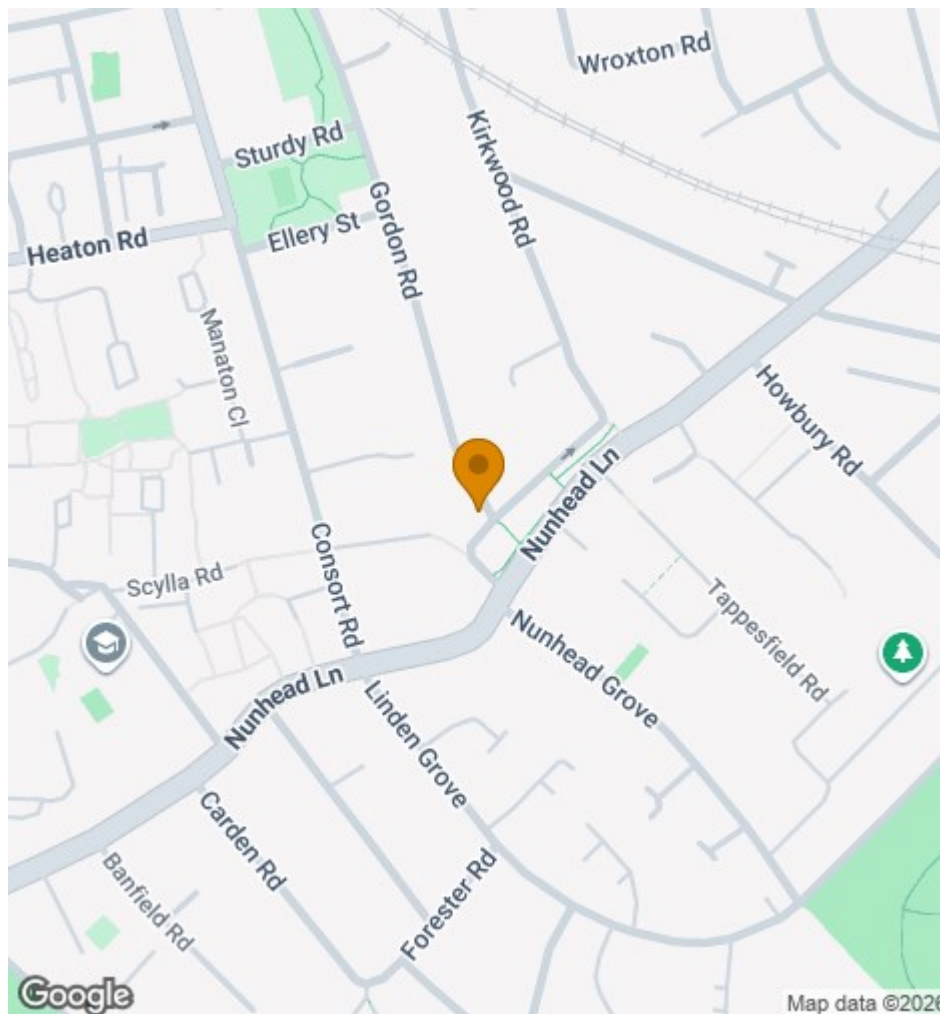
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>82</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.



**Wooster & Stock**

17 Nunhead Green  
 London SE15 3QQ  
 020 7952 0595  
 sales@woosterstock.co.uk