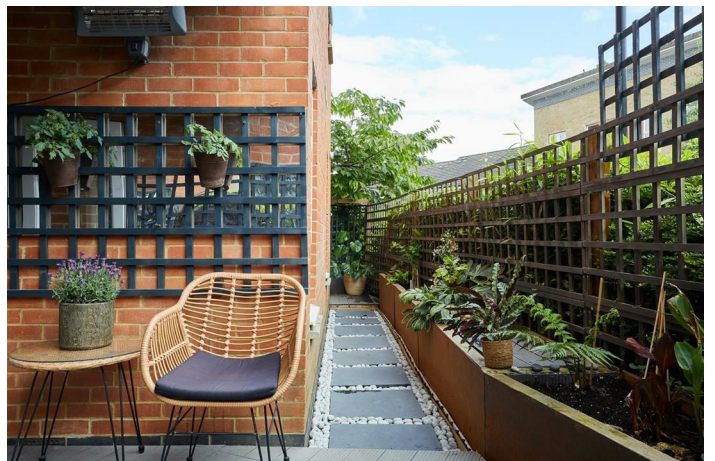


NUNHEAD NATURE FLAT  
LINDEN GROVE, NUNHEAD, SE15  
LEASEHOLD  
£500,000



## SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length: 178 years remaining

Service Charge: £163.96 per annum

Ground Rent: n/a

## FEATURES

Private Terrace

Allocated Parking

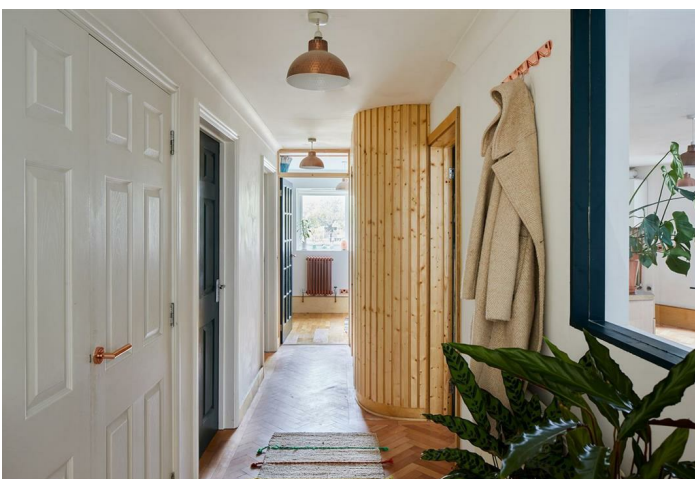
Generous Living Area

Three Well Appointed Bedrooms

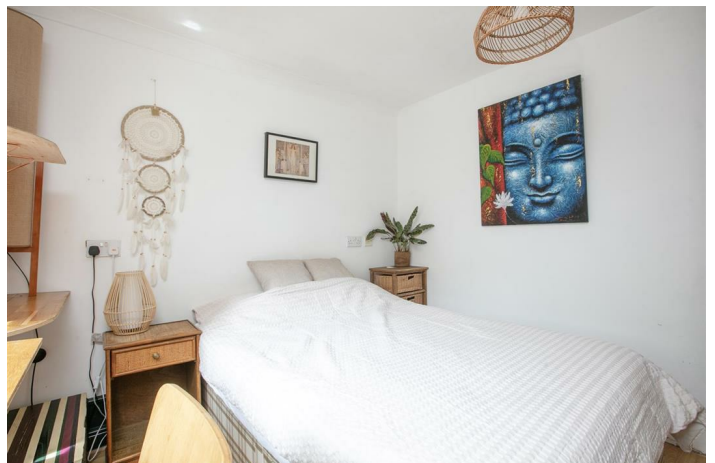
Bepoke Fosso Kitchen

Wellbeing Designer

Leasehold



LINDEN GROVE SE15  
LEASEHOLD



LINDEN GROVE SE15  
LEASEHOLD



The Nunhead Nature Flat – A Spacious Three Bedroom Modern Flat with Private Terrace - CHAIN FREE.

You will find this Architect designed, well proportioned three bedroom garden flat but moments from the boho attractions of Nunhead Village. The accommodation is spread generously on the ground floor of a modern block and comprises a super-sized open plan living area including a gorgeous plywood kitchen, three lovely bedrooms and a wellness inspired bathroom. The private terrace supplies tonnes of morning sun - it's perfect for breakfast!

From here you can walk to Nunhead station in a mere seven minutes for swift services to Victoria, Elephant & Castle, Blackfriars, Farringdon, St Pancras and Luton. Peckham Rye station is walkable in less than 15 minutes for numerous mainline connections, including London Bridge. The much-loved London Overground Line will whisk you to Shoreditch, Islington and Clapham. You're also close to some highly regarded state primaries such as Edmund Waller and Ivydale and there are some great independent schools in nearby Dulwich and Herne Hill.

Externally, the building enjoys a contemporary vibe with impressive ascending lines.

Internally the flat has been designed by wellbeing Architect and director of Wellstudio Architecture, Tom Manwell in accordance with his Seven Elements of Wellbeing to support the mental and physical wellbeing of the occupants.

Upon entering the building will you find well maintained communal hallways enroute to the flat's ground floor entrance. The entrance hall enjoys a wide recessed storage cupboard and some really elegant parquet flooring. Bedroom one is first on your left and has a peaceful aspect over a communal paved area. It's a large double with neutral walls and wooden effect flooring. Bedroom two, another double, enjoys the same calming aspect and plenty of space for slumber and storage. Bedroom three is a good sized single room which offers guest storage and home working capability. The wellness inspired bathroom boasts beautiful Italian teal ceramic tiles, a wood panelled bath, stone basin, copper shower/taps, circular side lit mirror and space-saving sliding pocket door. The outside hall wall is gently curved with lovely wooden panelling for Swedish sauna-vibes.

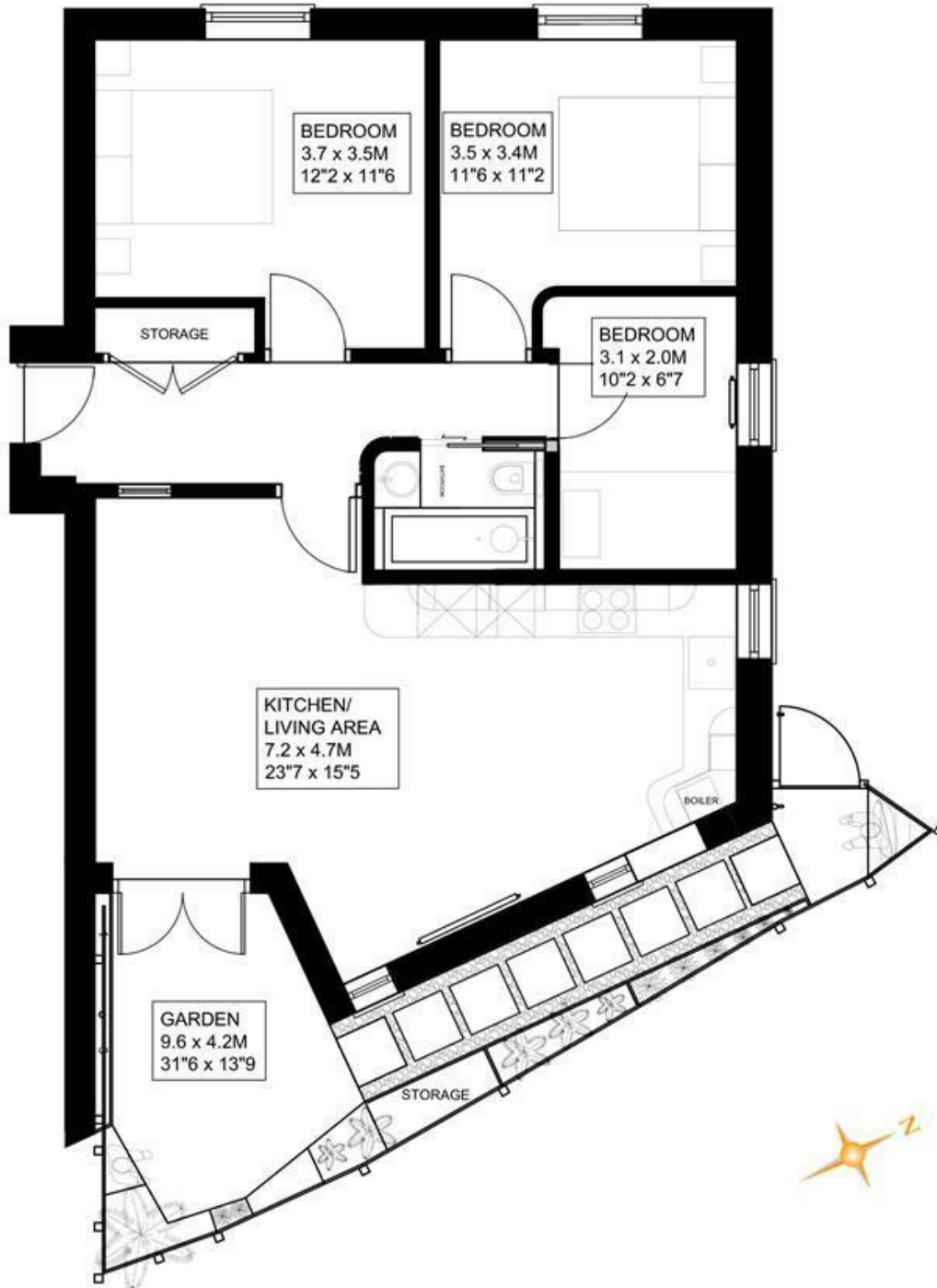
The living area invites you forth with a notably impressive proportion and more parquet flooring. The bespoke hand crafted plywood kitchen runs on two walls and includes fantastic eco-friendly Foresso countertops alongside copper metalwork a built in washer dryer, compact dishwasher, oven and induction hob . A triple aspect soaks in that easterly morning light beautifully and there's abundant lounging, dining and entertaining space. The private terrace is accessed from here and wraps around two sides of the flat for a secluded peaceful, leafy haven. A direct access gate is great for dogs and bikes!

Nunhead boasts lovely cafes, restaurants and pubs such as The Old Nun's Head which does a lovely craft pint and tasty fare as well as regular events and themed evenings. A butcher, fishmonger and greengrocer will save you the bother of leaving the locale too. The glorious and well kept secret Peckham Rye Park is just a stone's throw away. Games fields, arboretum, bowling green, duckpond and outdoor gym will appeal to all tastes. Carry on through the park and further afield you'll find the delightfully eccentric Horniman Museum, and Britain's oldest public gallery, Dulwich Picture Gallery. For fabulous views across the whole of London head to the top of One Tree Hill.

Tenure: Leasehold

Lease Length: 178 years

Council Tax Band: C



## GROUND FLOOR

Approximate Internal Area :-  
70.53 sq m / 759 sq ft

LINDEN GROVE SE15  
LEASEHOLD

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>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.

