

SANDLINGS CLOSE, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £800,000 - £835,000

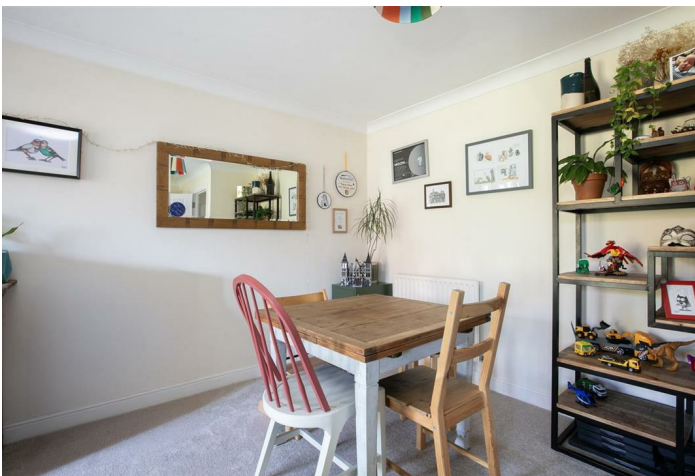
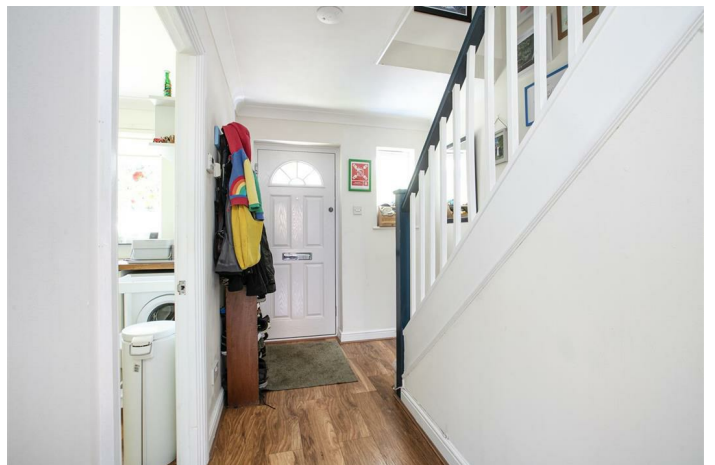


## SPEC

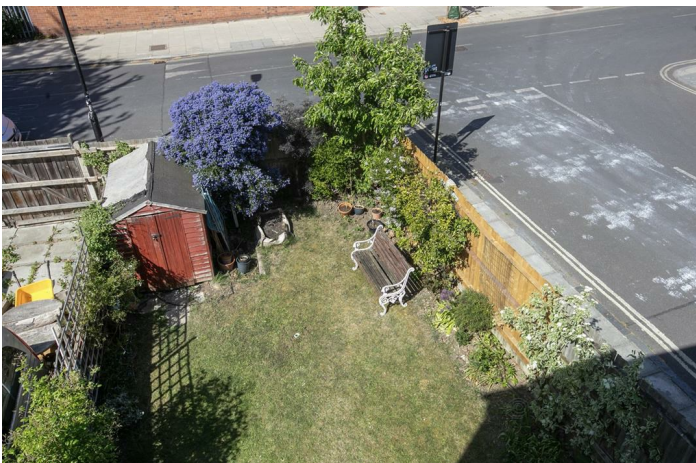
Bedrooms : 4  
Receptions : 1  
Bathrooms : 2

## FEATURES

Fantastic Loft Conversion  
Generous Rear Garden  
Mature Yet Convenient Location  
Four Bedrooms  
Off-Street Parking  
Freehold



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GUIDE PRICE of £800,000 - £835,000.

Excellent Four Bedroom Home with Loft Extension and Generous Garden.

Enjoying a semi-detached sunny position, this fantastic four bedroom home has been deftly extended to include a fab top floor with Juliette balcony and lofty views. The accommodation, over three bright and well presented floors, comprises a large reception/dining room, kitchen, four lovely bedrooms (master ensuite) and a modern family bathroom. The generous garden isn't overlooked to the rear and offers tonnes of space for chilling, veg-growing and entertaining. You also benefit from an off-street parking space! The location is peaceful and mature yet so close to Peckham's bustle. Peckham Rye Park & Common are nearby and your commute is taken care of with Peckham Rye Station - less than 10 minute walk. Here you can grab swift, regular services to London Bridge and the fabulous Windrush Line.

A bright southerly corner position ensures plenty of light. There's a neat front lawn for plants and shrubs and plenty of on-street parking. Your inner hall is wide and welcoming with wood effect flooring and neutral decor. A front aspect picture window affords a bright environment. One could easily tuck a wc under the stairs! The kitchen fronts the street with cabinets and counters running generously on three sides. Appliances include a five ring gas hob, oven and integrated dishwasher. To the rear of the hall you find the living room which spans the full width of the property for generous lounging and dining space. Sliding doors open from here to the generous rear garden.

Upward to the first landing you meet a carpeted, neutrally decorated space with dusky midnight blue on the banisters. A front-facing double bedroom enjoys a leafy streetscape and wide recessed storage. Next to this is the bathroom which has an as-new suite, bath and frosted side-aspect casement window. A second double faces over the garden with more neutral carpeting. Bedroom three, a large single, also with a rear aspect benefits from recessed storage.

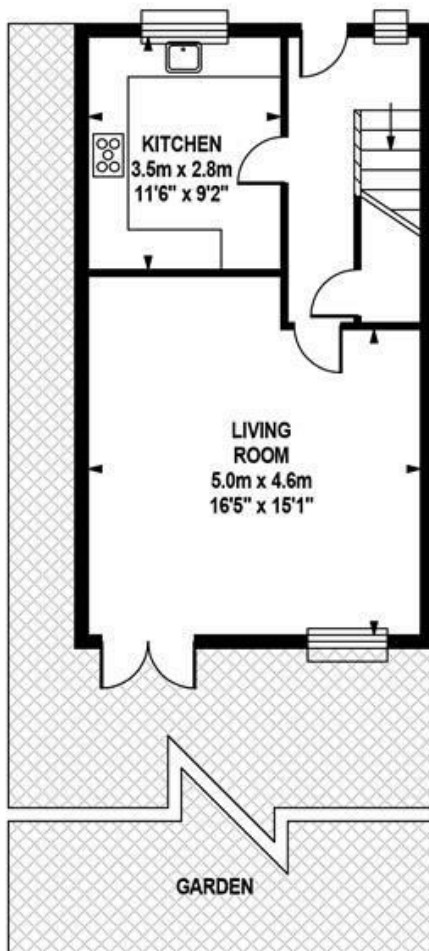
The second floor stairwell rises from the first landing with a flood of light spilling downward from a large skylight. The fantastic master bedroom spans an impressive width and length with a most impressive Juliette balcony. Open the doors wide to enjoy those lofty garden views. There's abundant space for slumber, study and storage as well as recessed eaves for the Christmas tree. An adjoining ensuite shower room boasts a fancy wash hand basin, corner shower, loo and Velux window.

Here you are close to three stations: Peckham Rye (walkable in 10 minutes) serves all three London termini: London Bridge (10 mins), Victoria (15 mins) and Blackfriars (15 mins) as well as direct services to Farringdon (19 mins) and St Pancras (24 mins). Charing Cross can be reached easily with a quick change at London Bridge. The Windrush Line serves Clapham, Shoreditch and Canada Water for the Jubilee Line. Nunhead (walkable in 15 minutes) also offers regular services to Victoria and Blackfriars; Queens Road Peckham (walkable in 13 minutes) will get you into London Bridge in 8 minutes. You are perfectly positioned here to make use of the excellent amenities within the area. Head down Rye Lane for a plethora of fruit and veg stalls, food stalls as well as shops of every description. Nearby Nunhead is really moving up in the world. In addition to the excellent fishmonger Soper's there are great places for eating out like D4100 or Peckham Bazaar. Local green spaces include Peckham Rye park and gothic Nunhead Cemetery, often used as a location for filming. One of London's 'Magnificent Seven' Victorian cemeteries, it is widely considered a hidden gem offering atmospheric strolls and great views over London.

Tenure: Freehold

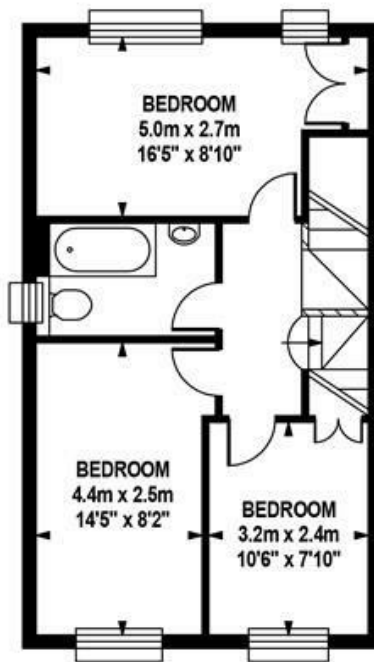
Council Tax Band: D

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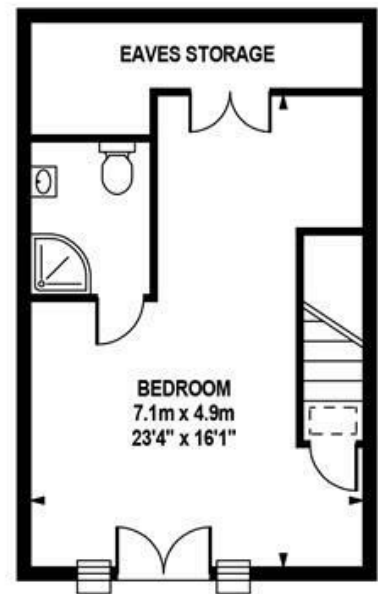
**GROUND FLOOR**

Approximate Internal Area :-  
44.97 sq m / 484 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
44.97 sq m / 484 sq ft



**SECOND FLOOR**

Approximate Internal Area :-  
40.97 sq m / 441 sq ft



**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 130.91 sq m / 1409 sq ft  
Measurements for guidance only / not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

