Wooster & Stock

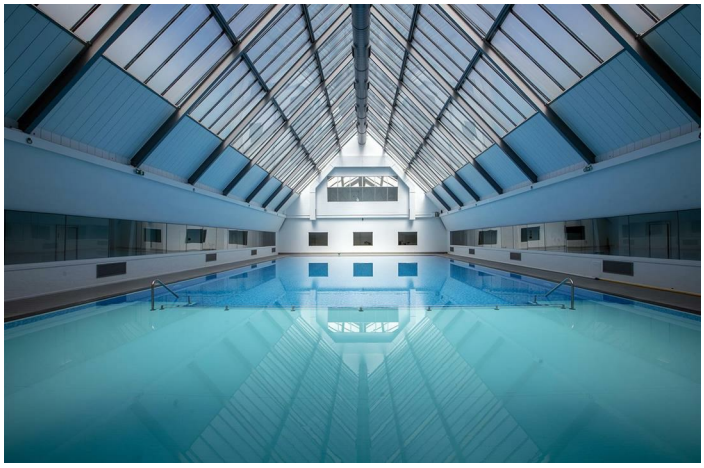
FROBISHER PLACE, NUNHEAD, SE15

LEASEHOLD

£685,000







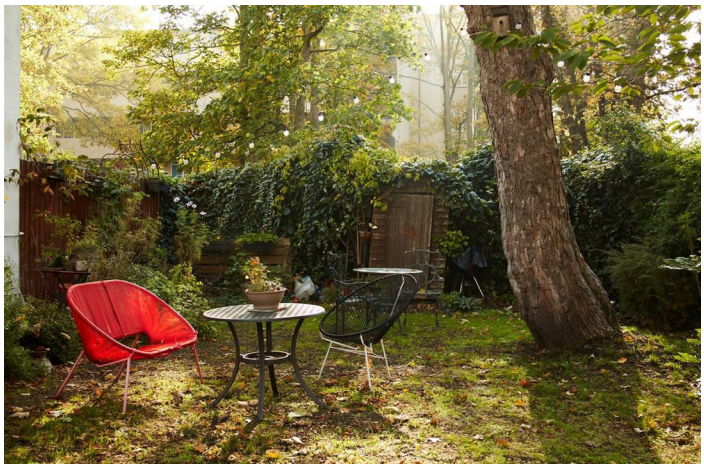
SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 98 years remaining
Service Charge: £2849.26 per annum
Ground Rent: £125 per annum

FEATURES

Landmark 1930's Development
Communal Gym and Swimming Pool
Tennis Courts
Air Conditioning
Split-Level Flat
Leasehold













FROBISHER PLACE SE15
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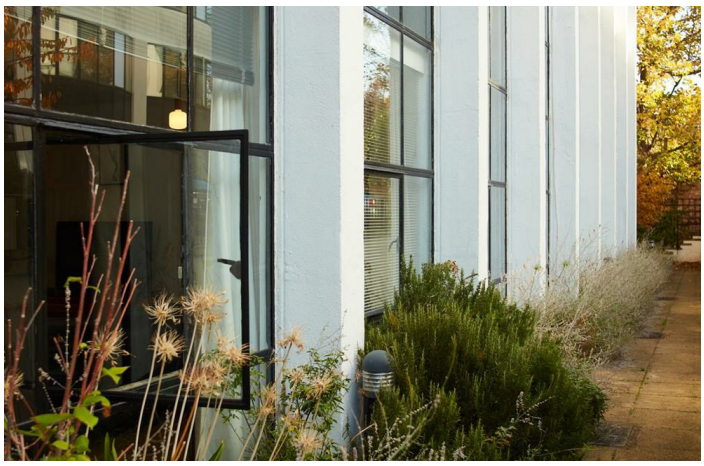




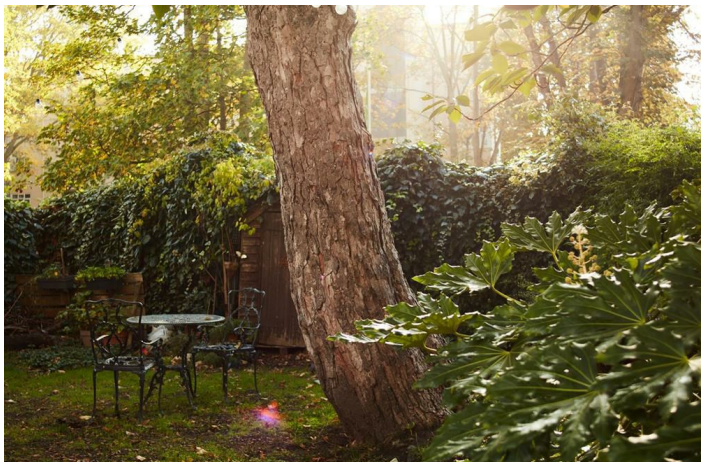








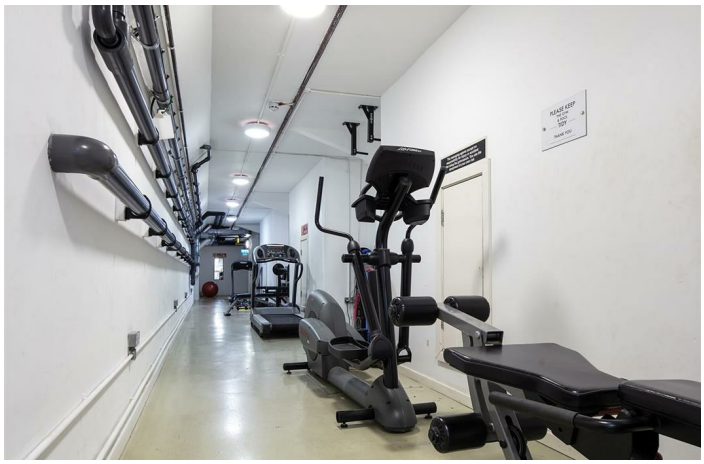




FROBISHER PLACE SE15

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FROBISHER PLACE SE15
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Spectacular Gated Split-Level Two Bedder with Communal Gym, Gardens OSP and Swimming Pool.

Built in the 1930's using a ground breaking architectural technique, this spectacular development boasts sublime original features, communal swimming pool, gym and newly renovated tennis court. Original Crittall windows run throughout, retaining the building's original glory. This newly refurbished and remodelled south-facing two bedder sprawls generously over the ground and first floors enjoying huge floor-to-ceiling Crittall windows throughout. The accommodation comprises a large open plan living space spanning 400 sq ft, two bright double bedrooms and bathroom. The flat also boasts a newly fitted Toshiba aircon system, allocated off-street parking and plenty of storage. This well appointed development further benefits from a secure gated entry system, shared bike storage and a most charming communal garden - it's a great spot to hobnob with your friendly, creative neighbours.

The area boasts so much! You're within a pleasant five minute stroll of the amenities and eateries of Queens Road. We love Peckham Cellars and the hugely popular Pan-Balkan Peckham Bazaar too. The Blackbird Bakery is great for a coffee before the commute! The flat is also a short stroll from the beautiful village-esque Nunhead Green where you'll find a wonderful wet-fish shop, Spanish wine bar, gastro pubs and bakery. From here you can benefit from the best of vibrant Peckham too. We love Franks and Levan. Transport is so convenient with Queens Road just a five minute stroll for regular services to London Bridge taking only six minutes! The Windrush Line offers further connections. You can be ambling along the Thames door to door in less than 15 minutes. Nunhead Station is a 13 minute walk for further swift services to central London and beyond.

Secure pedestrian and driveway access lead inward to your uniquely mature and inviting grounds. To the right a commemorative blue plaque sits next to a life sized tin sculpture. This precedes the communal garden where long lazy days will be spent sipping, reading and chatting. The flat is accessed securely to the rear of the development through a shared entrance. There's a lift or indeed one might prefer the stairs given the magnificent original 1920's design - the original staircase and corner Crittall windows really stand out! Your flat is accessed from the first floor a moment's stroll from that superb communal swimming pool which boasts a vaulted glass ceiling. The gym is accessed from here also.

The entrance hall is neutrally decorated and offers ample space for coats, shoes and brolllies. Both of your bountiful double bedrooms enjoy a southerly aspect each with those remarkable floor-to-ceiling Crittal windows ensuring an unbeatably bright and airy vibe. Beautiful oak flooring continues throughout both rooms. Privacy film has been installed on 1st floor windows for total privacy during the daytime. Completing this floor is a handsome refurbished fully tiled modern bathroom with brushed chrome heated towel rail, wooden mirrored cabinet and pristine white suite. An elegant spiral staircase with open risers descends seductively downward from the hall to that gloriously proportioned living space. Boasting more southerly light the space enjoys a double-width run of Crittal and runs to approximately 400 sq ft. Floor-to-ceiling bouclé 'wave' curtains with invisible fixings afford luxurious shade and privacy. The recently refurbished and retiled kitchen adjoins to the rear with solid oak counters, four ring electric hob, oven, fridge/freezer and dishwasher. A super-deep storage point adjoins - it's the perfect spot of any amount of whatnot!

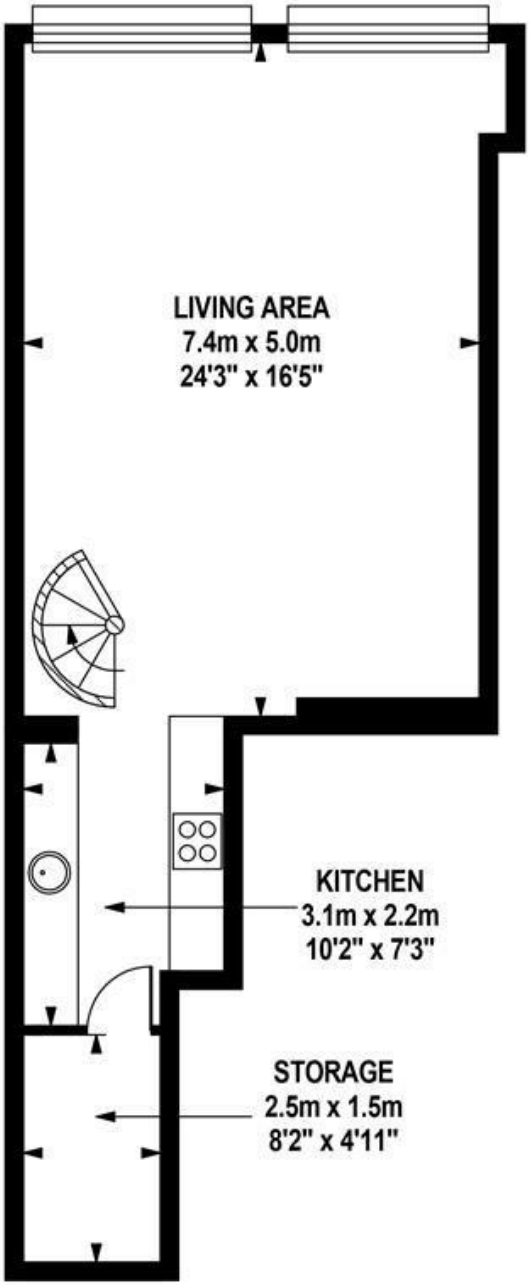
With Queens Road station only five minutes on foot, you can be at London Bridge in around 15 minutes from your front door or Victoria in about 20. The Windrush Line offers connections to Canary Wharf (via Canada Water) in no time. Shoreditch, Denmark Hill and Islington are equally as easy. You can, of course, grab one of the buses on Queens Road into town - the 436 goes all the way to Paddington. A short drive east of you is lovely Greenwich, with its park, views and museums. Closer is Nunhead cemetery, one of the most peaceful green areas in southeast London. The ever popular East Dulwich is within easy reach as are the delights of Dulwich with its park and pubs.

Tenure: Leasehold

Lease Length: 98 years

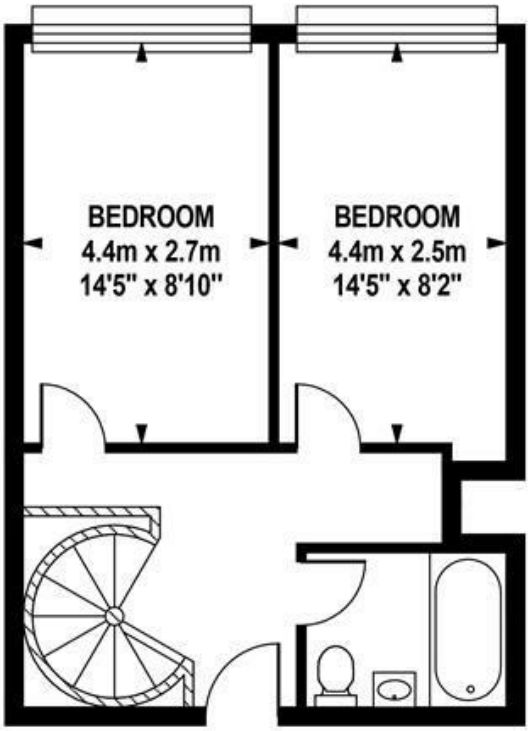
Council Tax Band: C

FROBISHER PLACE SE15
LEASEHOLD



GROUND FLOOR

Approximate Internal Area :-
47.86 sq m / 515 sq ft



FIRST FLOOR

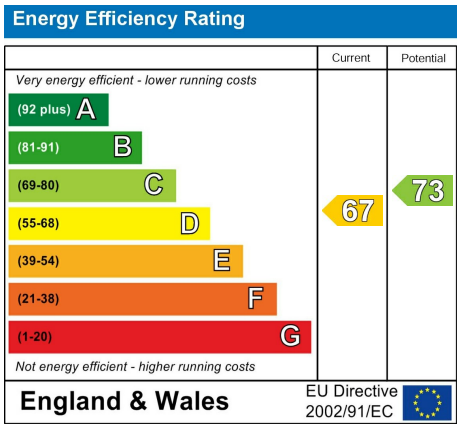
Approximate Internal Area :-
37.99 sq m / 409 sq ft

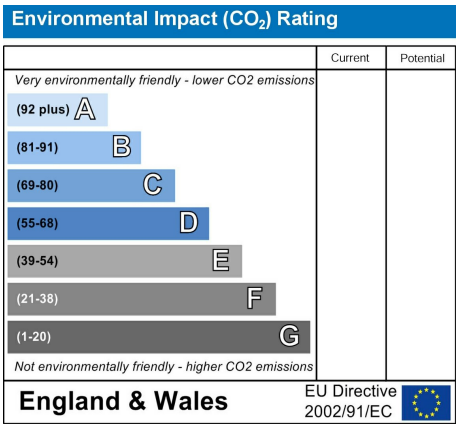
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 85.85 sq m / 924 sq ft
Measurements for guidance only / not to scale

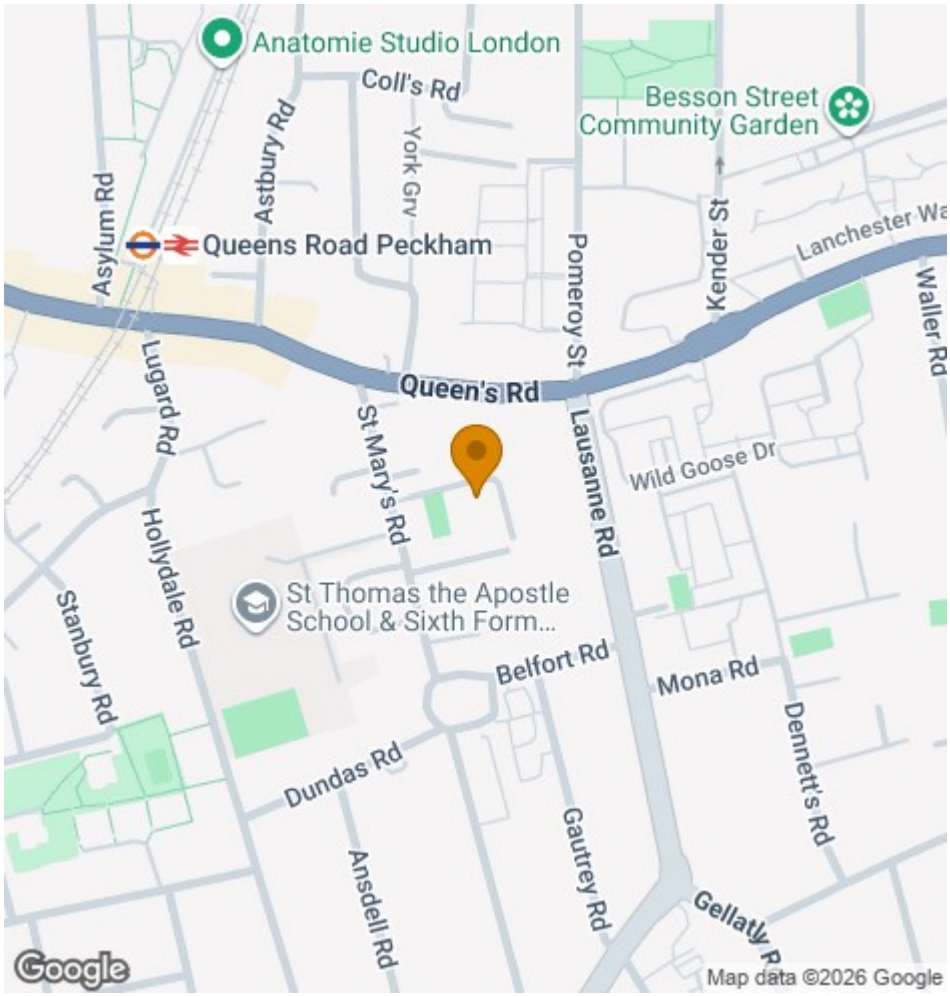
FROBISHER PLACE SE15

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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.



Wooster & Stock

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