



**Gautrey Road, London, SE15**

**1 Bedroom Flat For Sale**

**Guide Price £300,000 to £325,000**







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A one bedroom flat offering well-proportioned accommodation, a private balcony, and excellent storage, located in a popular residential area of SE15.

This first floor one bedroom flat provides practical living space and would suit first time buyers or investors looking for a property with scope for improvement.

The accommodation comprises a separate living room, a separate kitchen, a bathroom, and a good sized bedroom featuring built-in storage and direct access to a private balcony. While the property would benefit from some modernisation, it is considered liveable and presents an opportunity to add value.

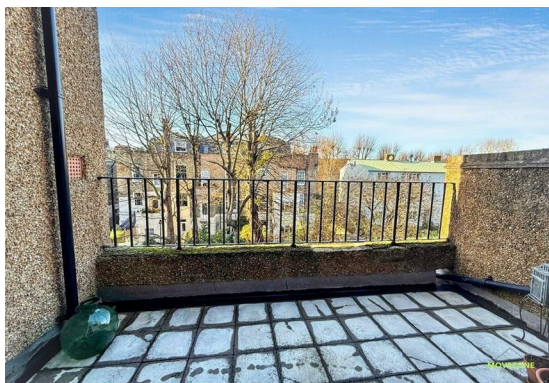
Further benefits include a separate, lockable storage unit located within the communal areas, offering valuable additional storage space.

Gautrey Road is well positioned for local shops, amenities, and transport links, including Nunhead & Queens Road Peckham Stations both under a 10 minute walk away, providing convenient access to surrounding areas and into central London. The location makes this an attractive option for both owner occupiers and buy-to-let investors.

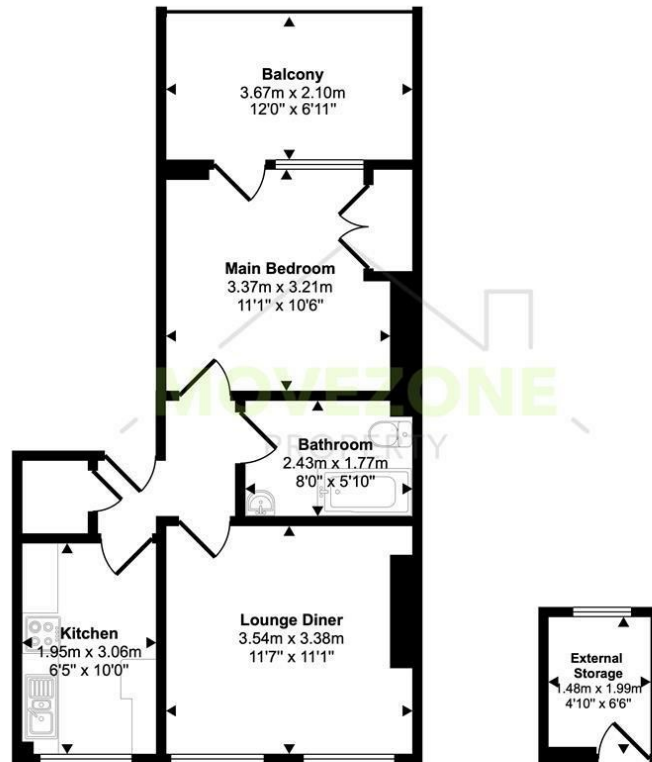
#### Key Features

- One bedroom flat
- Bedroom with built-in storage
- Private balcony accessed from the bedroom
- Separate living room
- Separate kitchen
- Bathroom
- Separate lockable storage unit in communal area

Lease remaining: 117 years  
Ground rent: £250 per year  
Service charge: £938.52 per year  
Tenure: Leasehold



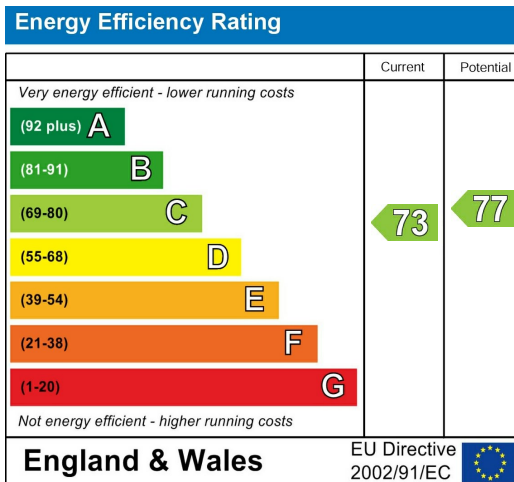
Approx Gross Internal Area  
42 sq m / 456 sq ft



**Flat**  
Approx 39 sq m / 424 sq ft

**External Storage**  
Approx 3 sq m / 32 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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