

BRAYARDS ROAD, NUNHEAD, SE15
SHARE OF FREEHOLD
GUIDE PRICE £550,000 - £600,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 997 years remaining

Service Charge : n/a

Ground Rent : n/a

FEATURES

Lovely Private Garden

Large Storage Cellar

Wood Burning Stove

Recently Refurbished Shower Room

Share of Freehold



BRAYARDS ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



BRAYARDS ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



GUIDE PRICE £550,000 - £600,000.

Cute Two Bed Period Pad With Pretty Private Garden and Cellar.

This well placed two bedder enjoys a thoughtful layout, huge storage cellar, newly refurbished shower room and a pretty and peaceful private garden. The accommodation further comprises a comfy living room, separate bijou kitchen, double bedroom and a single bedroom/study. There's plenty of bespoke fitted storage and a wonderful wood burning stove too! From here you can benefit from the best of vibrant Peckham too. Transport is unbeatably convenient with Queens Road just an eight minute stroll for regular swift services to London Bridge taking only 8 minutes! You can be strolling along the Thames door to door in less than 20 minutes. Peckham Rye station is about 10 mins and it has fantastic direct links to Victoria, Blackfriars (with trains all the way to Luton and Hampstead). You're also within an easy 10 minute ramble of Peckham high street in one direction and lovely Nunhead with its bars, cafes, fishmonger independent shops and green in the other. Nunhead cemetery is delightful whatever the season.

A handsome period exterior encourages you inward through a shared recessed portico entrance. The reception room fronts the street into a bright bay window with louvered blinds. There's raised storage, fitted shelving and a lovely wood burning stove for cosy vibes. Next along the hall comes the double bedroom which benefits from tall bespoke wardrobes and garden access. The super generous storage cellar is accessed from the hall and promises space for any amount of this and that. The shower room has been given a fancy finish and enjoys sleek green tiling, brass fixtures and a crisp new suite. A neat kitchen proceeds this, dipping into the side bay window. There are cabinets and counters on two sides, four ring hob, oven and stainless steel sink and drainer. Completing the tour is the single bedroom which is currently used as a study.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location, as well as Queen's Road station there are also good bus links into town - the 436 will take you all the way to Paddington and once in Peckham (10 mins walk) you have the option of the ubiquitous number 12. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by. Nunhead boasts some lovely eateries. Good Cup and Four Hundred Rabbits are high points. The Old Nun's Head does a lovely craft pint and more tasty fair. They have regular events and themed evenings too. A book shop, butcher, grocers, deli, baker, beer shop, pretty library, crafts store, bike shop and fishmonger will save you the bother of leaving the locale too. On your doorstep are the acclaimed Peckham Library, the Peckham Pulse Leisure Centre and boho amenities of Bellenden Road with cafés, bars and restaurants plus a good bookshop and boutiques. Even closer are the cafes and eateries of Queens Road. We love the Blackbird Bakery for a coffee before the commute.

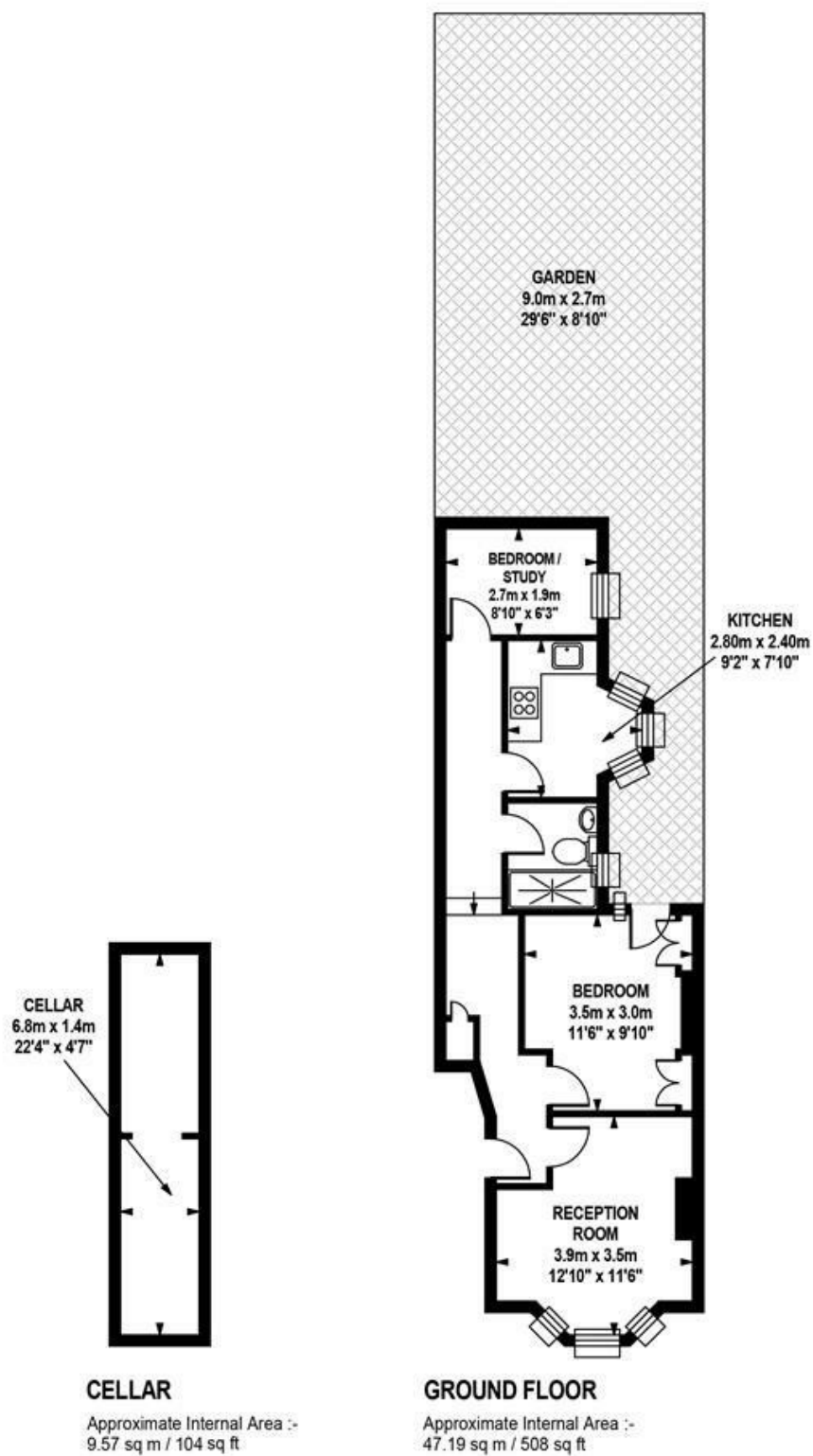
Tenure: Share of Freehold

Lease Length: 997 years

Council Tax Band: B

BRAYARDS ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

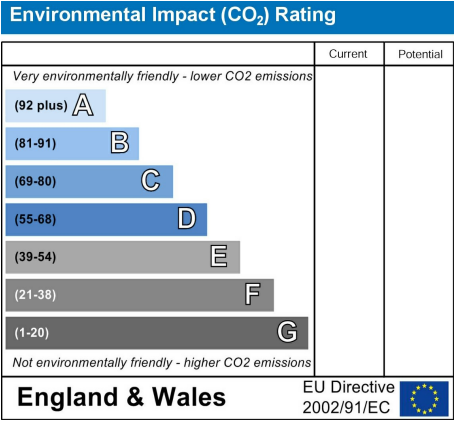
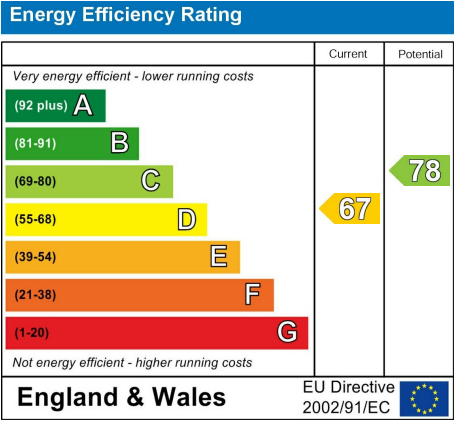


TOTAL APPROX.FLOOR AREA (Including Storage Cellar)

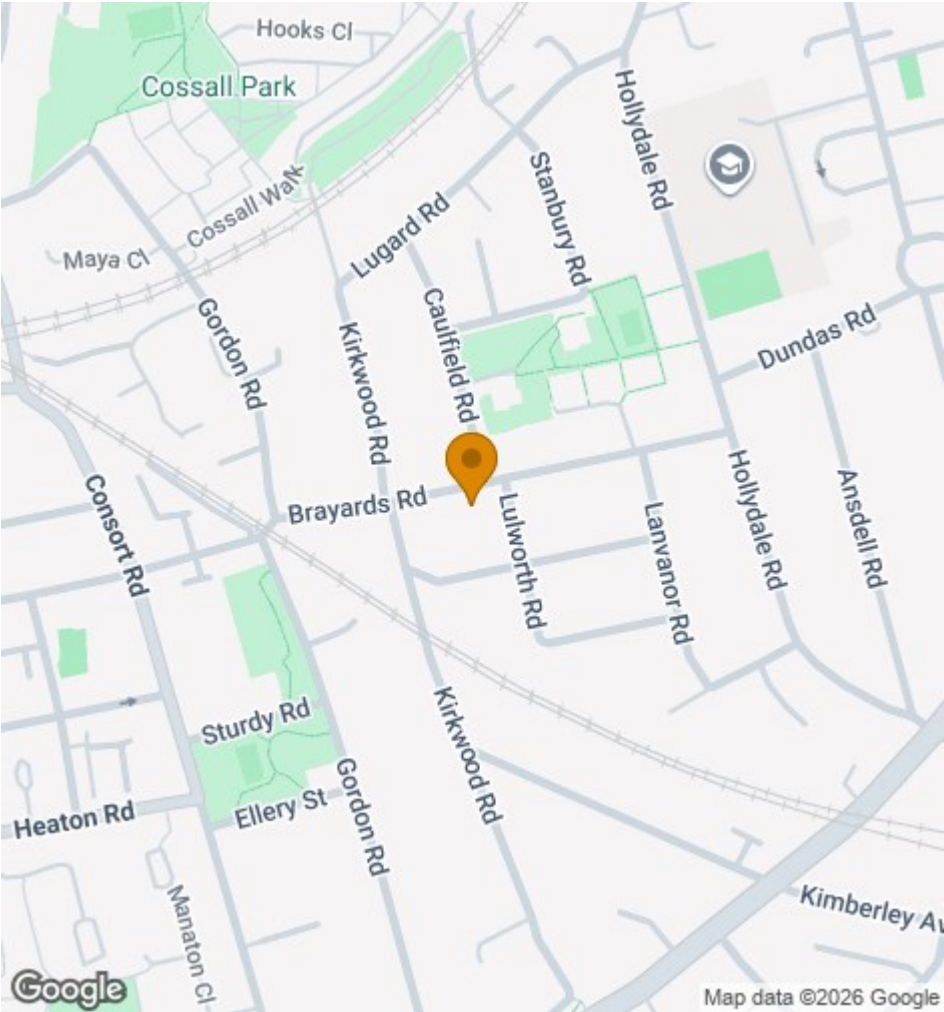
Approximate Internal Area :- 56.67sq m / 612 sq ft
Measurements for guidance only / not to scale

BRAYARDS ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



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.



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