

KINCAID ROAD, PECKHAM, SE15
LEASEHOLD
OFFERS IN EXCESS OF £375,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 110 years remaining

Service Charge : £1400 per annum

Ground Rent : £300 per annum

FEATURES

Period Conversion

Open Plan Living Space

Mature Convenient Location

Leasehold



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Top Floor Two Bedder in Popular Spot - CHAIN FREE.

This well appointed two bedroom period conversion takes the entire first floor of a well placed Victorian building, an easy stroll from Peckham's endless list of social endeavours. Accommodation comprises an open plan living room with modern kitchen, two double bedrooms and bathroom. Queens Road station is a 10 minute walk for regular swift services to London Bridge in around 7 minutes. Alternatively, Peckham Rye station is a 15 minute walk for the Victoria and Blackfriars/City options too. Both stations enjoy the hugely popular London Overground Line. From the Old Kent Road, pick up any number of buses to various London destinations, including a 5 minute journey to the newly revamped Elephant & Castle. Burgess Park with its lakes, hills, old Victorian buildings and tennis club is one of the most impressive Urban parks in South London – It's just a 10 minute stroll away along the old canal pathway from the home.

A shared front garden and communal entrance lead inward to the flat's ground floor door. The stairwell enjoys contemporary vibes and initially introduces a rear-facing double bedroom on the rear return. It has a dual aspect and plenty of slumber and storage space. A neat bathroom sits next door completing this level. Upward to the first floor you find the second bedroom - a pleasant rear-facing double. Last but not least comes the open-plan living space which faces front through two windows. A modern kitchen runs on the rear wall leaving plenty of space for lounging and dining.

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 from the end of the road - the 436 will take you all the way to Paddington and once in Peckham you have the option of the ubiquitous number 12. Your local area is awash with social endeavours! We love Frank's Cafe roof top bar and restaurant - great for some tunes and views. The much loved Prince of Peckham is just a short stroll for some fab soul food and the Copper Tap and craft ale pub, Beer Rebellion are both within staggering distance. Even closer are the cafes and eateries of Queens Road. Check out the hugely popular Connie's Pizza and the fantastic Peckham Cellars. We love the Blackbird Bakery for a coffee before the commute. Keeping fit? Peckham Pulse is a short walk and has a great gym, two swimming pools and loads of evening classes. Endless yoga classes are only 10 minutes away from the property on Rye Lane in the Bussey Building or Peckham Levels, including hot yoga. Groceries? Both Asda and Tesco supermarkets are a two minute drive (on the Old Kent Road), or there's a big Morrisons in Peckham. Parks? Burgess Park is the nearest as mentioned above, but there is also Peckham Rye, Ruskin Park and Dulwich Village park all close by. Jump in the car if you want to see the river in Greenwich and check out the markets here or in nearby Crystal Palace or hangout in the super cool Deptford. Eating out? We like Ganapati - Keralan cuisine on Holly Grove (15 minutes by foot). Camberwell is also nearby and has a host of amazing eateries and pubs including Theo's, The Hermit's Cave, The Crooked Well and Camberwell Arms. If you fancy a walk, London Bridge is just a 25 - 30 minute trot, as evidenced by the view of the Shard from the terrace!

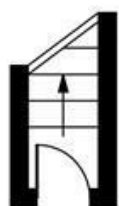
Tenure: Leasehold

Lease Length: 110 years

Council Tax Band: B

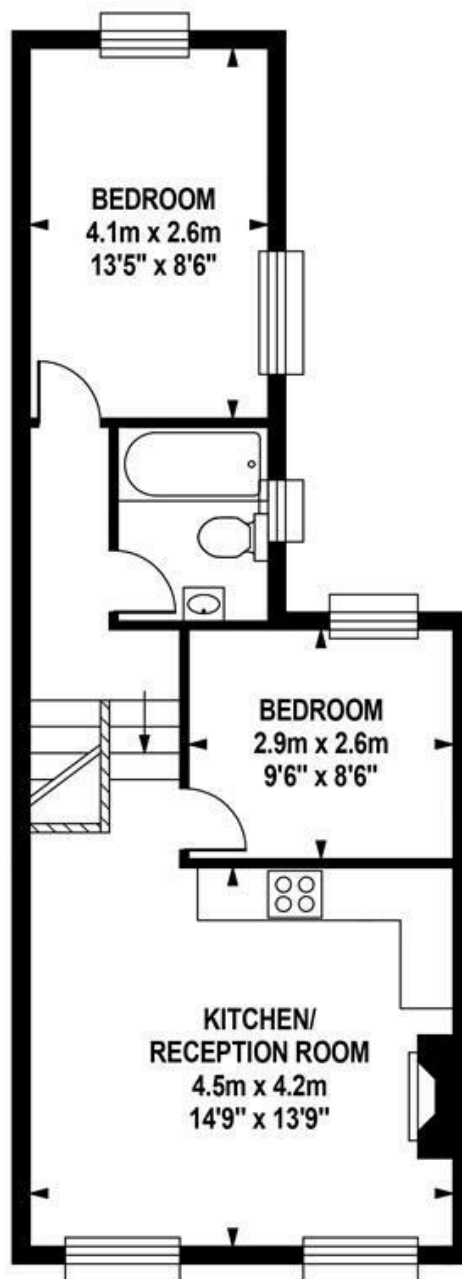
KINCAID ROAD SE15

LEASEHOLD



GROUND FLOOR

Approximate Internal Area :-
1.11 sq m / 12 sq ft



THIRD FLOOR

Approximate Internal Area :-
47.01 sq m / 506 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 48.12 sq m / 518 sq ft
Measurements for guidance only / not to scale

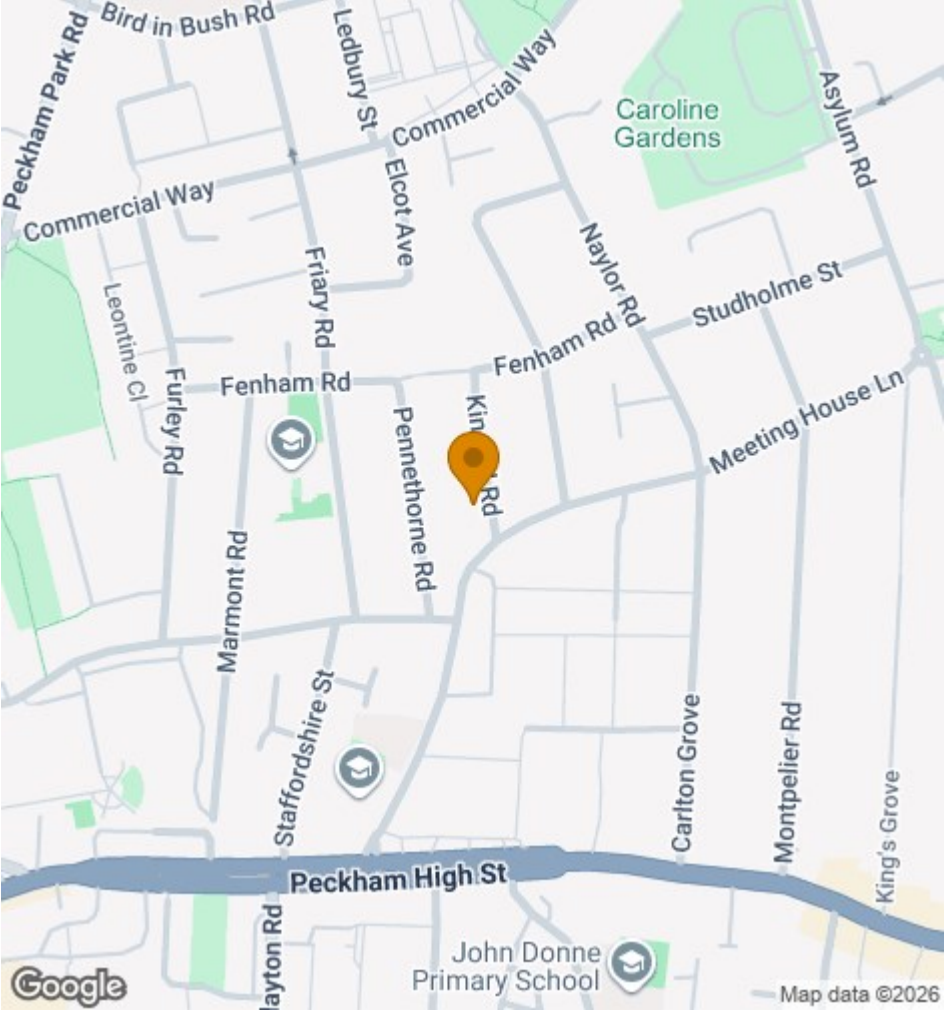
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LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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.



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