# ANSDELL ROAD, NUNHEAD, SE15

SHARE OF FREEHOLD

£635,000







## SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 990 years remaining
Service Charge: n/a
Ground Rent: n/a

## FEATURES

Elegant Rear Extension
Private South-facing Garden
Tasteful Styling Throughout
Bespoke Storage
Share of Freehold













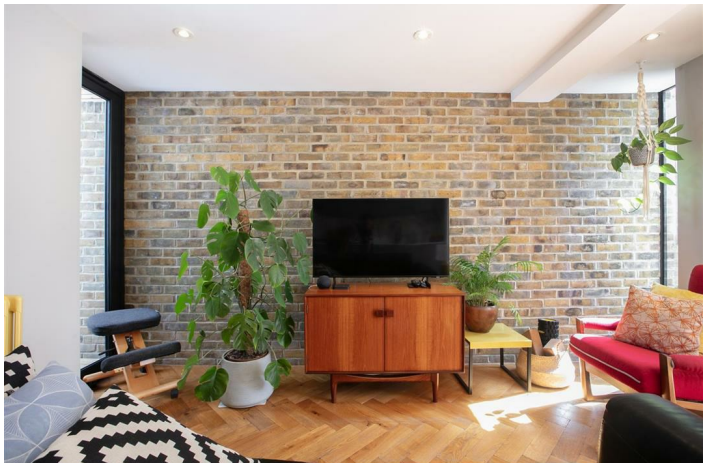
# ANSDELL ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

















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Beautifully Extended Two-Bedroom Period Conversion with South-facing Garden.

You'll just love this magnificently extended two bedroom garden flat! The property boasts an architecturally impressive rear living room extension, private split-level southwest-facing garden and some noteworthy fixtures throughout. Sitting on the ground floor of a well-placed Victorian conversion, the flat further comprises two dishy bedrooms and a handsome, fully tiled bathroom. There's plenty of bespoke storage too! Nunhead Village offers a wonderful wet-fish shop, gastro pub and bakery and an easy stroll to the amenities and eateries of Queens Road. Transport is so convenient with Nunhead station just a five-minute walk away for regular swift services to London Bridge, St Pancras and Victoria! You can be strolling along the Thames door to door in less than 15 minutes. Queens Road Peckham station is around eight-minute walk for further swift services to central London and beyond!

The inner hall greets you with some exquisite rustic parquet flooring. The front-facing bedroom enjoys a wide bay window, feature fireplace and some handy fitted shelving. A second double comes next along the hall with access to a neat, decked patio. Continuing along the hall you're treated to tonnes of recessed bespoke storage preceding a fab laundry cupboard. This sits opposite your well-appointed bathroom which is fully tiled and has an as-new suite.

The living area is simply delightful. Running open plan from the end of the hall it widens gracefully to supply comfortably lounging and cooking space. There's a super generous run of contemporary grey cabinets on the right side. Appliances include an integrated dishwasher, fridge/freezer, microwave, oven, four ring gas hob and oven. There is further access to the courtyard patio and a wonderful feature wall of exposed brick. The dining area sits beside striking slimline glazing, featuring a contemporary open corner sliding door system for easy access to the rear decked patio. This wraps around the glass doors for a fantastic sun trap. Four side decked steps rise to a lush lawn and well stocked planter bed with peonies, roses and elderflower to name but three.

Nunhead boasts some lovely eateries and the Old Nun's Head does a lovely craft pint and more tasty fare. They have regular events and themed evenings too. The Pyrotechnists has been newly refurbished and has a sunny beer garden. A book shop, butcher, grocers, baker, natural wine shop, florist, Vermouth bar (!), pretty library and bike shop will save you the bother of leaving the locale too. Mosey and Good Cup each offer a lovely spot for a brew and sandwich. Peckham Cellars, Beer Rebellion and Peckham Bazaar are all within an easy 10 minute stroll of the house for yet more socialising. Towards Peckham Rye you have a mouth-watering weekly Farmer's Market on Bellenden Road, and the award-winning library, multiplex cinema, Pulse Healthy Living Centre - all within 15 minutes walk. Local eateries Kruk and Lai Rai were recently awarded Michelin Bib Gourmands, and the ever-popular Frank’s rooftop Campari bar is well worth a visit. In the other direction is Nunhead Nature Reserve and cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul’s. The Nunhead Gardener has a wonderful space under the railway arches - an excellent spot to keep that garden well stocked. There is also an abundance of fitness and wellbeing offerings including yoga/pilates studios, crossfit and saunas locally.

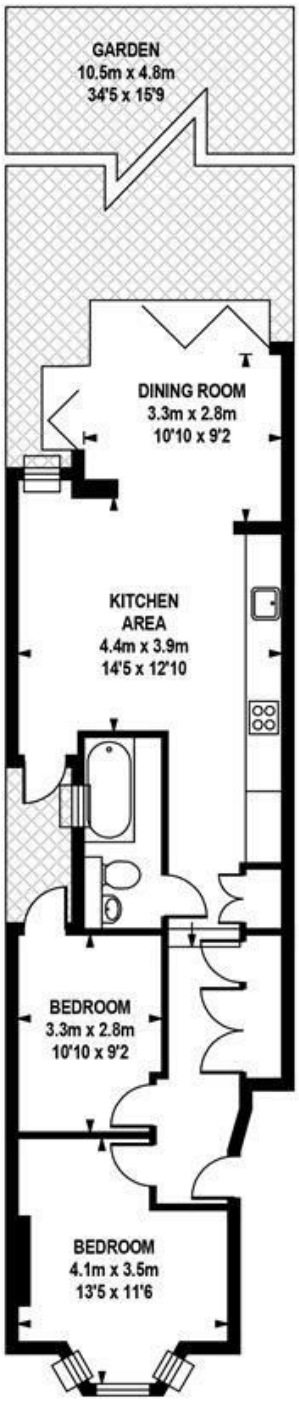
Tenure: Share of Freehold

Lease Length: 990 years

Council Tax Band: B

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## GROUND FLOOR

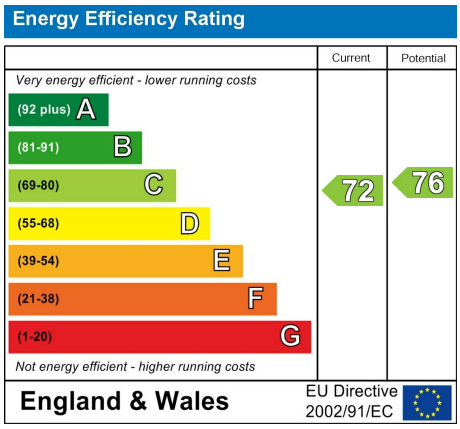
Approximate Internal Area :-
64.19 sq m / 691 sq ft

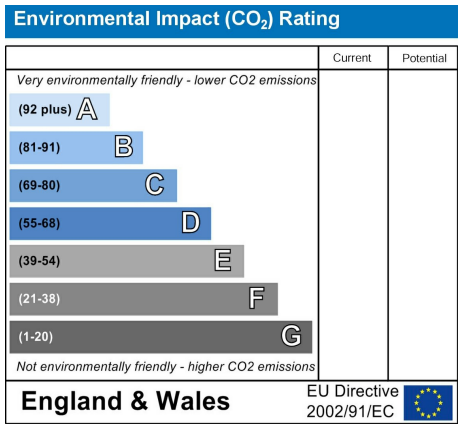
## TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 64.19sq m / 691 sq ft
Measurements for guidance only / not to scale

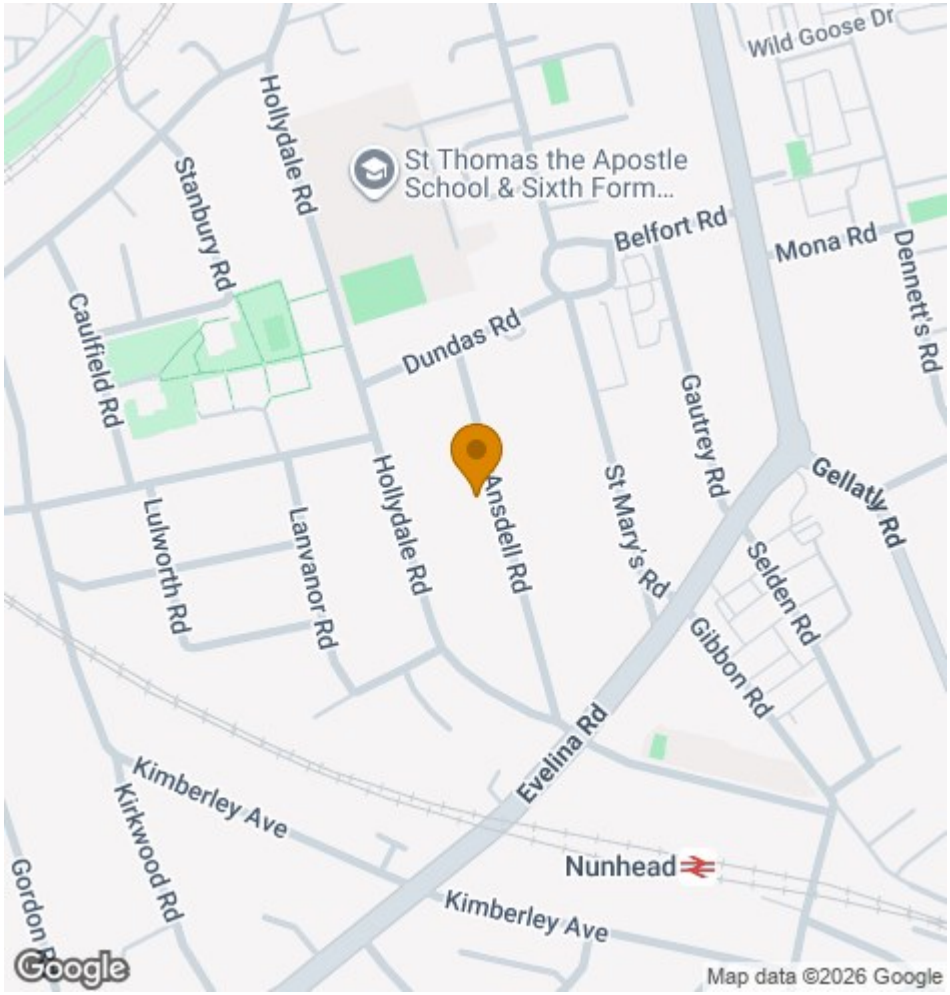
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LEASEHOLD - SHARE OF FREEHOLD




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.





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