



2 GAUTREY ROAD LONDON, SE15 2JH

£450,000
LEASEHOLD

Set within a well-maintained residential block on the quiet, tree-lined Gautrey Road, this generous three-bedroom apartment delivers stylish, comfortable living in one of Nunhead's most sought-after pockets.

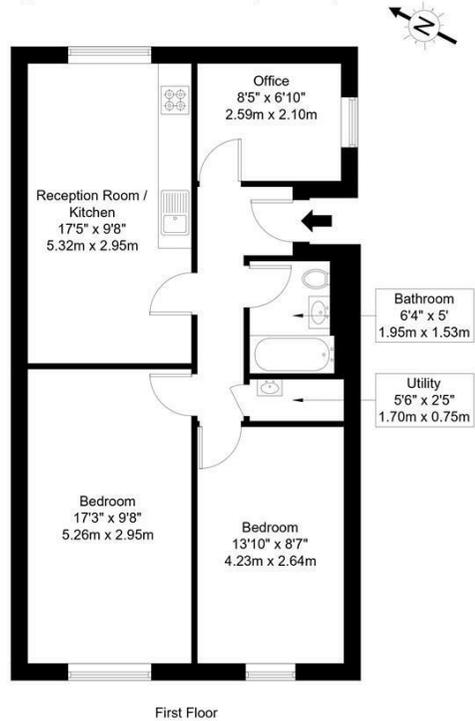
Designed for modern lifestyles, the apartment centres around a bright and spacious open-plan kitchen and reception room, which is perfect for everyday living, relaxed evenings, or entertaining friends and family. The three well-proportioned bedrooms offer excellent flexibility, whether for a growing family, visiting guests, or a dedicated home office.

A sleek, contemporary bathroom complements the space, while the added benefit of off-street parking provides a rare and valuable convenience in this

DouglasPryce

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Approx Gross Internal Area = 59.6 sq m / 642 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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