



Borland Road, SE15  
OIEO £300,000

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# In general

- One double bedroom
- 6571 Sq Ft
- Top floor
- Communal gardens
- Chain free
- EPC Rating - C

## Our Vendor Says .....

"A spacious, secluded and peaceful flat within touching distance of Peckham Rye, Nunhead Cemetery and plenty of great pubs!"

# In detail

Larger-than-average one bedroom apartment in this desirable purpose-built block on the residential side of Nunhead.

Boasting 671 Sq Ft of internal space including a sensational 26'1 x 18'11 ft open-plan kitchen reception with enviable views overlooking the immaculate communal gardens and nearby allotments. The property has been lovingly maintained by the current owner with a modern bathroom and fitted kitchen; and is an ideal first-time purchase for those looking to work from home.

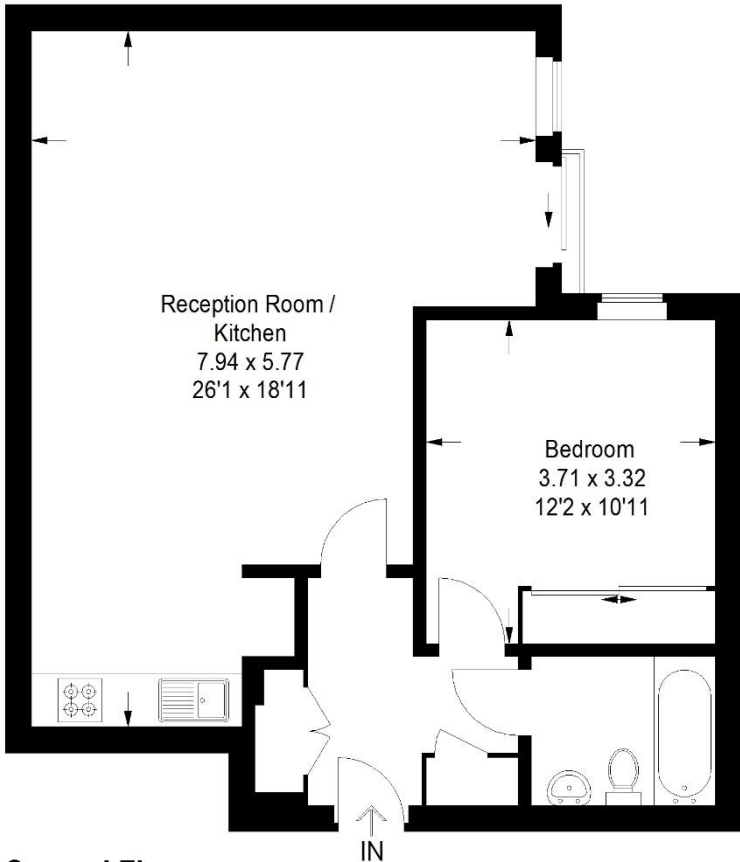
Alpha House, Borland Road is conveniently located between Peckham Rye Park and Nunhead train station (0.7 miles) through the stunning Nunhead Cemetery. There are a host of local shops and amenities as well as good parks and green spaces. Along with the fast train services into London Victoria and London Blackfriars – there are excellent bus connections into the neighbouring East Dulwich, Peckham and New Cross.





# Borland Road SE15

Approximate Gross Internal Area  
62.3 sq m / 671 sq ft



## Second Floor

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as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are  
approximate. Please check all dimensions, shapes and  
compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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