



Gautrey Road, SE15  
£375,000

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# In general

- Spacious open plan kitchen/reception room
- One double bedroom
- Top Floor Apartment
- Modern bathroom suite
- Engineered wooden flooring
- Double glazing
- Plenty of storage
- An abundance of light
- Quiet residential road
- Close to excellent transport link

# In detail

A wonderful one double bedroom apartment for sale on the popular Gautrey Road.

This lovely property comprises a open plan kitchen/reception room, one double bedroom and a modern bathroom suite. Further benefits include a modern finish throughout, vaulted ceiling, engineered wooden flooring, double glazing, excellent transport links, an abundance of light, plenty of storage and so much more.

This property is situated approximately just 0.3 miles to Nunhead station and 0.4 miles to Queens road station offering excellent transport links into London Bridge, London Victoria, Kings Cross St Pancras and many other locations. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

EPC: C



# Floorplan

## Gautrey Road, SE15

Approximate Gross Internal Area

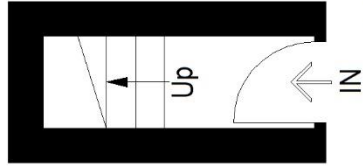
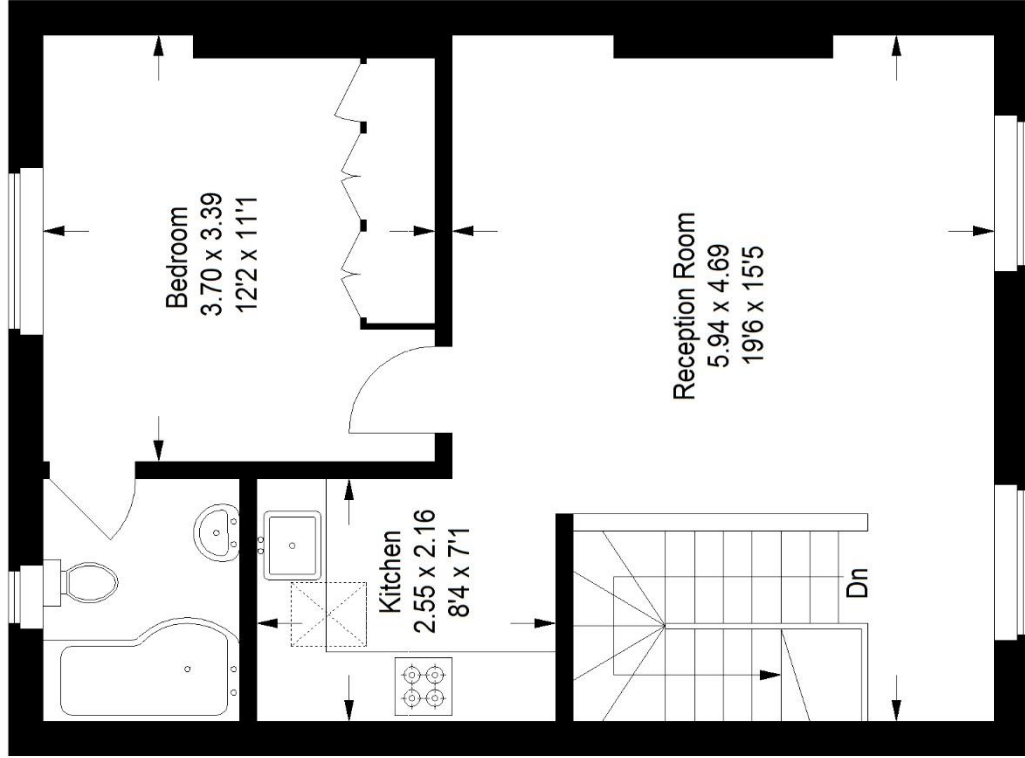
Second Floor = 1.9 sq m / 20 sq ft

Third Floor = 49.1 sq m / 529 sq ft

Total = 51.0 sq m / 549 sq ft



= Reduced headroom below 1.5 m / 5'0



## Second Floor

## Third Floor

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These plans are for representation purposes only 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		
69-80	C	74   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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