



Borland Road SE15
OIEO £325,000

0208 702 9666
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In general

- One double bedroom
- Private balcony
- Communal gardens
- Allocated parking
- Long lease
- Chain free
- EPC Rating: C

In detail

Beautiful one double-bedroom purpose-built apartment with a private balcony and enviable views across the communal gardens and allotments.

Alpha House is a 2004-built gated development ideally located between Nunhead, Peckham Rye Park and Honor Oak Park. As well as the landscaped gardens and video-entry system, this apartment benefits from allocated off-street parking. There is a 23 x 14-foot open-plan kitchen-reception leading onto the south-facing terrace as well as a modern bathroom and comfortable double bedroom.

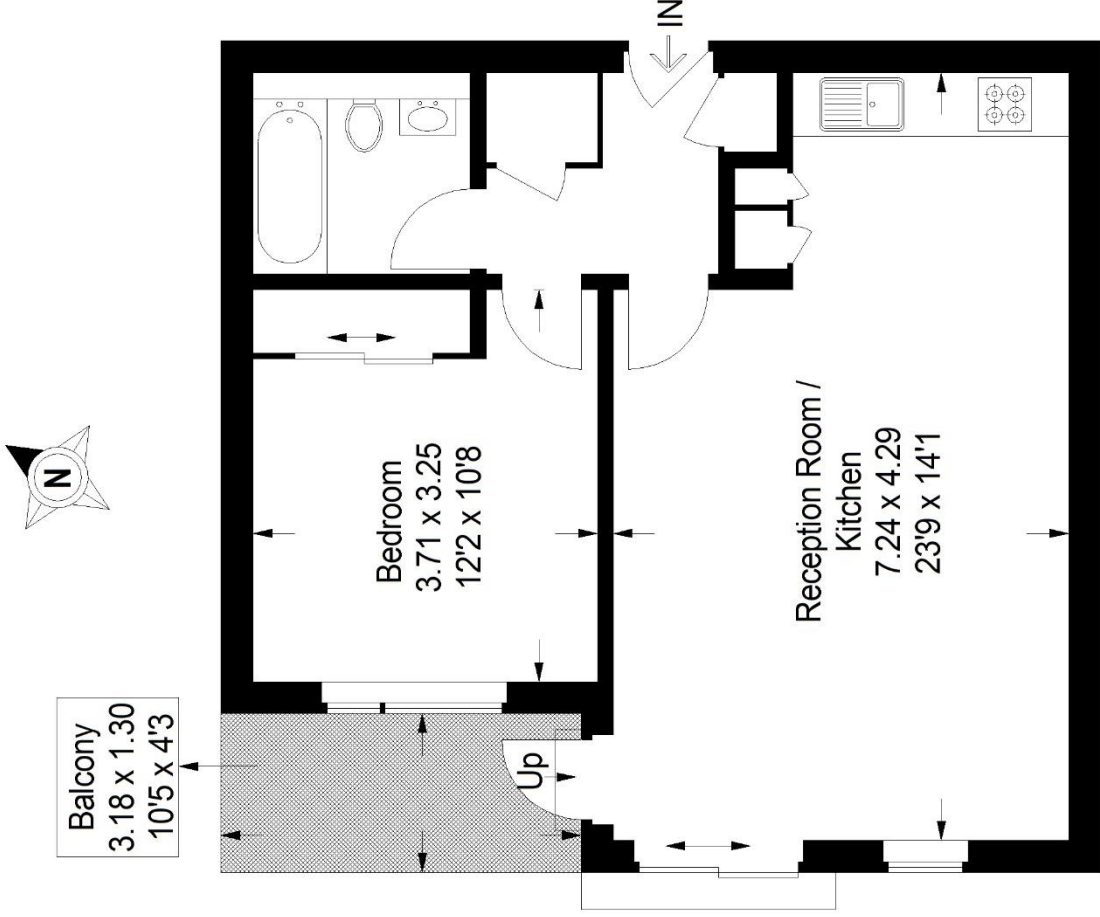
Borland Road offers easy access into The City and Canary Wharf with regular services from Nunhead station (0.7 miles) and Honor Oak Park station (0.9 miles) as well as bus connections into the neighbouring Peckham Rye, East Dulwich and New Cross. There is an abundance of green space and parks as well as two excellent community pubs nearby – an ideal first-time purchase for those still looking to work-from-home.



Floorplan

Alpha House, SE15

Approximate Gross Internal Area
51.4 sq m / 553 sq ft



Second 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 | 70 c | 78 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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