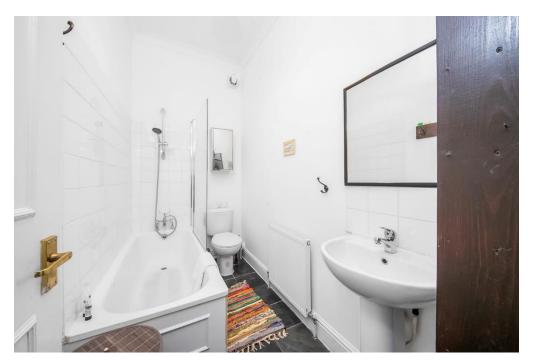


Drakefell Road, SE14 OIEO £400,000

0208 702 9666 pedderproperty.com











## In general

- Two Bedrooms
- First-floor apartment
- Period Conversion
- Charming, Victorian features
- Short Lease, being extended
- Chain Free
- EPC Rating: TBC

## In detail

Charming and beautiful two-bedroom period conversion on this desirable street between New Cross, Nunhead and Brockley.

Drakefell Road benefits from being almost opposite the glorious Telegraph Hill park, with local shops and amenities nearby as well as excellent transport links into The City and Canary Wharf from Nunhead station (0.4 miles) and Brockley station (0.4 miles). There are also useful bus connections into the neighbouring Peckham, Dulwich and Greenwich for their additional bars, restaurants and eateries.

Located on the first floor with sole-use of the loft; the property boasts over 700 Sq Ft of internal space with a separate kitchen, 17x14-ft reception room and two decent bedrooms to the rear of the apartment. The property would benefit from gentle modernisation and the current owner is prepared to start the lease extension process- to be completed after exchange.





















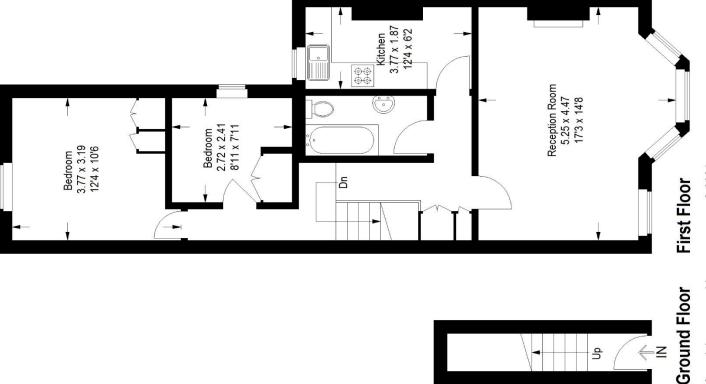


## Floorplan

## Drakefell Road, SE14

Ground Floor = 3.8 sq m / 41 sq ft Approximate Gross Internal Area First Floor = 62.2 sq m / 670 sq ft Total = 66.0 sq m / 711 sq ft





Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2021 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.