



Nunhead Green, SE15
Guide £325,000

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In general

- Two bedrooms
- Close to Nunhead Rail and Peckham Rye Overground
- Fantastic location
- Chain free
- Close to Peckham Rye Park
- Private outdoor space
- Potential to extend (STPP)

In detail

Presented in an incredibly convenient location, this delightful two-bedroom flat is just a short stroll away from Nunhead and Peckham Rye, offering a private outdoor roof terrace with potential for extension (STPP).

Comprising two bedrooms, a functional kitchen, a smart bathroom, and a charming living space with views overlooking Nunhead Green, this property exudes character and convenience. With the potential to extend and increase its square footage, this property presents an ideal opportunity for both investors and first-time buyers eager to take their first steps onto the property ladder.

Perfectly situated, the flat is a mere 0.4 miles from Nunhead Train Station and only 0.9 miles from Peckham Rye station, both providing effortless connections to London Terminals and throughout the City. Bus routes to Tower Bridge and Shoreditch are conveniently located right outside the doorstep, ensuring seamless access to Central London.

Within the vibrant Nunhead Village, residents can enjoy a diverse range of cafes, coffee shops, pubs, and eateries, creating a lively local atmosphere while remaining just minutes away from Central London.

Presented to the market without onward chain, early viewings are highly recommended for this property.

EPC: C | Council Tax Band: B | Leasehold: 90 years remaining | Service Charge: 30% on an ad hoc basis | Ground Rent: £250 pa | BI: TBC



Floorplan

Nunhead Green, SE15

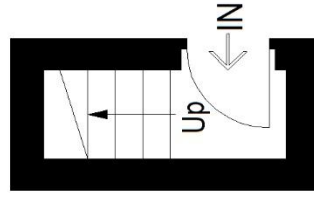
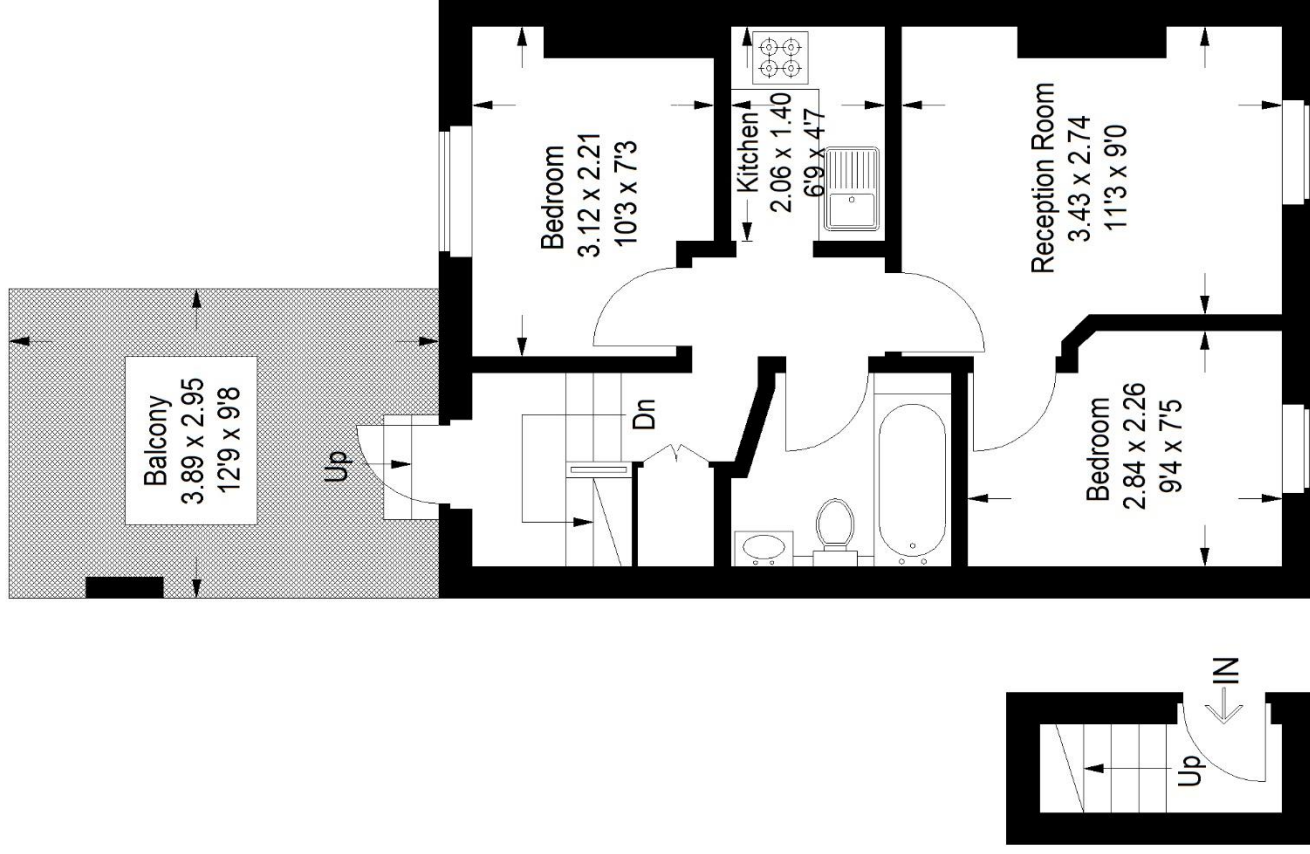


Approximate Gross Internal Area

First Floor = 2.0 sq m / 22 sq ft

Second Floor = 38.0 sq m / 409 sq ft

Total = 40.0 sq m / 431 sq ft



First Floor

Second Floor



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