



Surrey Road, SE15
Guide £650,000-£675,000

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In general

- Three Bedrooms, one with en-suite
- Large Kitchen Diner
- Modern Family Bathroom
- Spacious Living Room with Period Features
- Plenty of storage
- Split Level
- Share of Freehold
- Direct Access to Private Section of Garden
- Chain Free

In detail

An elegant and beautifully presented three bedroom, purpose built Edwardian maisonette, conveniently located within Nunhead with direct access to a private section of garden.

Spread over 1077 sq. ft. the property has been carefully and lovingly renovated using a superb space for an incoming purchaser to immediately enjoy, with modernised kitchen, bathroom and converted loft.

The first floor features a spacious lounge with period features, a large double bedroom as well as a smaller room, ideal for a home office. In addition there is a family bathroom, with a large kitchen-diner to the rear from which there is access to the 60ft garden.

The loft was converted in 2017 by a well-renowned local contractor. It has good ceiling height, en-suite bathroom with shower and plenty of eaves storage.

The South East facing garden is well established and includes a shed. Situated in the heart of Nunhead, Surrey Road is one of the most desirable roads in the area. The street is pretty, quiet and within close proximity to excellent local schools, Nunhead Station, Peckham Rye Park and Nunhead Cemetery - one of the Magnificent Seven cemeteries in London.

Within the local area there are a number of excellent cafes, restaurants and pubs, such as The Waverley Arms and the famous community owned pub; The Ivy House. The property comes with a share of the freehold and is sold without any onward chain.

Internal Inspections are highly recommended, call the Pedder Peckham Sales Team to arrange an appointment.

EPC: C | Council Tax Band: C | Lease: 991 years remaining | SC: Ad Hoc | GR: £10.00 pa | BI:£135 per annum.



Floorplan

Surrey Road, SE15

Approximate Gross Internal Area

Ground Floor = 2.4 sq m / 25 sq ft

First Floor = 68.8 sq m / 741 sq ft

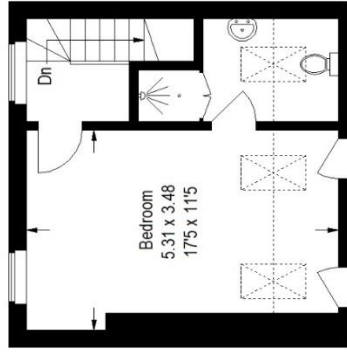
Top Floor (Excluding Eaves)

28.9 sq m / 311 sq ft

Total = 100.1 sq m / 1077 sq ft

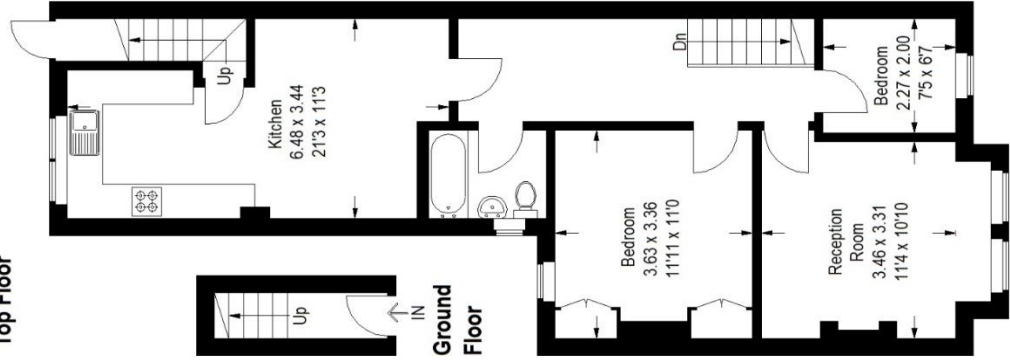


 = Reduced headroom below 1.5 m / 5'0"



Eaves

Top Floor



Ground Floor

First 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	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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