Naylor Road, SE15
£775,000

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In general

- Three large bedrooms
- Large master bedroom with ensuite
- Spacious kitchen diner
- Two reception rooms with high ceilings
- Large 65ft rear garden with outbuildings
- 0.4 mile to Queens Road Peckham Station
- Potential to loft extend (STPP)

In detail

A large and spacious three double bedroom terraced family home with large 65ft rear garden within a short distance to Peckham High Street and Stations.

Originally built in the Victorian Era, this family home situated on a quiet residential street just moments from Peckham offers the perfect space and location for any family wanting to upsize or move into the area.Extended over 1200sq ft. of living space and comprising; a large kitchen diner at the rear of the property with a cosy, double size family living room at the rear with French doors leading out to the East Facing Garden. There is also an abundance of storage, a downstairs WC and large outbuilding with power.Upstairs there are three double bedrooms and a large family bathroom.

The principal bedroom found at the front of the house offers plenty of light, double glazing and a modern-fitted en-suite bathroom. The remaining two double bedrooms are spacious, bright and quiet. Loft storage is accessible from the landing with the potential to convert into more living space, subject to planning permission.To the rear, the property boasts over 65ft of east facing garden and there is plenty of mature plants as well as large decked area, making it the perfect place to relax or host family and friends on a warm and sunny day. Naylor Road is in the heart of the Peckham community and there is plenty of green space such as Burgess Park and Peckham Rye Common.

Located within a stones throw to Queens Road Peckham Station with provides regular connections to London Bridge, Shoreditch High Street, East Croydon, Clapham Junction and London Victoria. Peckham Rye is also within a short walk with connections to Kent and Overground Services to East London. There are also a variety of local bus routes serving Central London from Queens Road or Old Kent Road. It is also just a short walk to various local amenities including a variety of restaurants, such as the restaurant Kudu, coffee shops, supermarkets, cafes and gastro pubs, most notably, the well acclaimed Prince of Peckham Pub, serving excellent food.

Internal Inspections are highly recommend, call the Peckham Sales Team to arrange a viewing today.

EPC: C | Council Tax Band: D

Floorplan

Naylor Road, SE15

Approximate Gross Internal Area
(Excluding Outside Store)
Ground Floor = 57.1 sq m / 615 sq ft
First Floor = 54.0 sq m / 581 sq ft
Total = 111.1 sq m / 1196 sq ft

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First Floor

Bedroom
3.78 x 3.05
12'5 x 10'0

Bedroom
3.50 x 3.11
11'6 x 10'2

Bedroom
4.90 x 3.84
16'1 x 12'7

Up
Dn
Up
Up

Ground Floor

Kitchen
5.56 x 3.66
18'3 x 12'0

Reception
Room
3.48 x 3.15
11'5 x 10'4

Reception
Room
4.58 x 3.68
15'0 x 12'1

Garden
20.24 x 4.96
66'5 x 16'3

Porch

IN

Score	Energy rating		Current	Potential
92+	A			
81-91	B			87 B
69-80	C		71 C	
55-68	D			
39-54	E			
21-38	F			
1-20	G			