



HOLLYDALE ROAD, PECKHAM RYE, SE15
£625,000 LEASEHOLD

**A LARGE, BRIGHT, SPACIOUS AND
IMMACULATE GROUND FLOOR GARDEN FLAT
SITUATED IN A PRIME SPOT IN NUNHEAD.**

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DESCRIPTION:

A large, bright, spacious and immaculate ground floor garden flat situated in a prime spot in Nunhead. This fantastic property is offered to the market in great condition. Comprising two large double bedrooms, the master set within the original bay window of the property. A spacious shower room, large open-plan kitchen diner, which has been extended in to the side return and a spacious reception room to rear. The kitchen offers ample work top space with built in appliances and beautiful flooring. The garden to rear is private and offers ample space for further extensions STPP. The property is set within easy access to the bars, restaurants and shops on Nunhead Green, Bellenden Road and the up-and-coming pocket alongside Queens Road Peckham. Nunhead station, Peckham Rye and Queens Road station offer multiple transport links in to London and surrounding areas.

AT A GLANCE

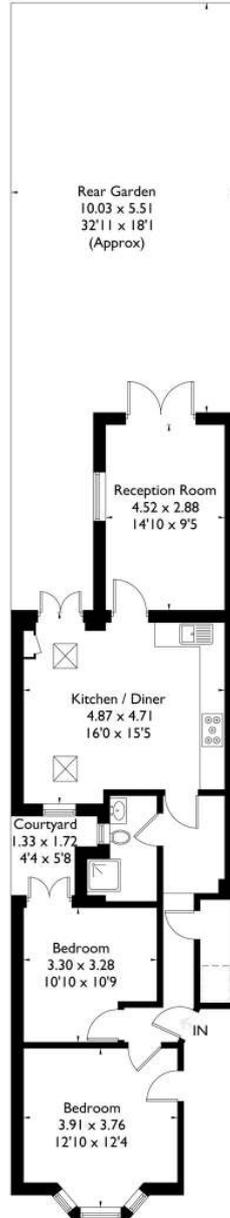
- Two Bedrooms
- Ground Floor Flat
- Reception Room
- Modern Kitchen-Diner
- Modern Shower Room
- Private Garden
- Potential to Extend STPP





Hollydale Road, Peckham Rye, SE15

Approximate Gross Internal Area = 73.8 sq m / 794 sq ft



Ground Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 177617

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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