



Manaton Close, Nunhead, London, SE15

£475,000 *Leasehold*

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A fantastic opportunity to purchase a two double bedroom maisonette in a fantastic location in Nunhead.

KEY FEATURES

- Two Bedrooms
- Maisonette
- Bathroom
- Private Garden
- Close to Peckham Rye Station



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This fantastic two double bedroom maisonette provides generous living space, a private garden, and a high-spec finish throughout. The well-proportioned kitchen features a breakfast bar and direct access to a charming south-west-facing garden

The first floor comprises two large double bedrooms and a lovely bathroom. There is ample storage offered in the loft and built in storage. Transport links are provided via three local stations, Nunhead for the Thames link, Queens Road for the Overground and city link and Peckham Rye for the Overground which is just 8 minutes' walk away. This is a wonderful opportunity and early viewings are highly advised



MATERIAL INFORMATION

Tenure: Leasehold
Term: 105 years
Service Charge: £3600 per annum
Ground Rent: £10 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

Mobile phone coverage:
EE (likely inside and outside)
Three (likely inside and outside)
O2 (likely inside and limited outside)
Vodafone (limited inside and outside)

(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Available broadband: Ultrafast Broadband: FTTP Superfast Broadband: FTTC Standard Broadband: ADSL
Networks in your area: EE and Three (Information supplied by Ofcom)

Flood Risk: Very Low risk of surface water flooding and Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

Local Council: Southwark / Tax Band: C
EPC Rating: C

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



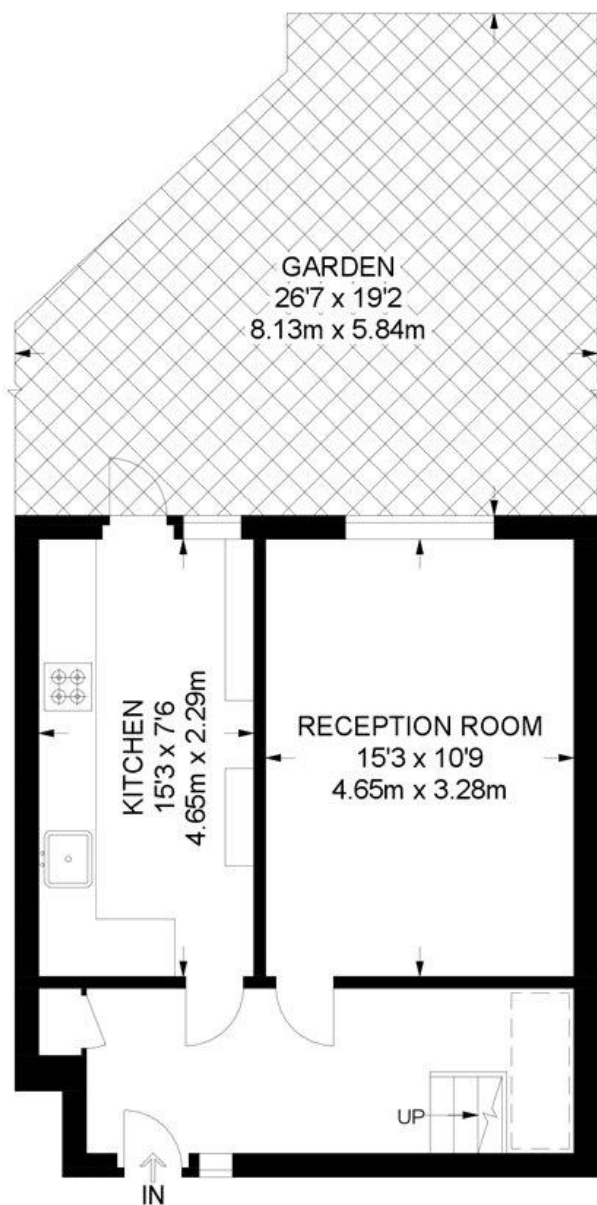
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below

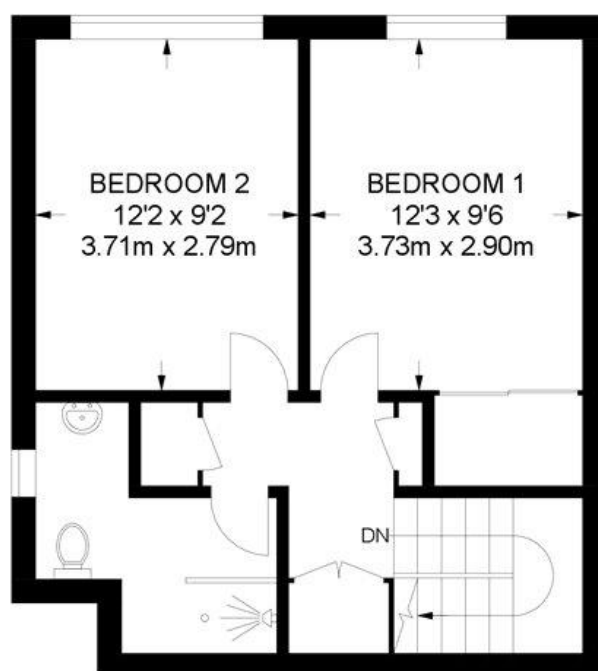


<https://www.winkworth.co.uk/sale/property/DUL250158>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



GROUND FLOOR
395 SQ FT / 36.7 SQ M



FIRST FLOOR
400 SQ FT / 37.2 SQ M

APPROXIMATE GROSS INTERNAL AREA
795 SQ FT / 73.9 SQ M

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