



GIBBON ROAD, NUNHEAD, LONDON, SE15  
OIEO £400,000 SHARE OF FREEHOLD

**THIS CHARMING, ONE DOUBLE BEDROOM,  
GROUND FLOOR MAISONNETTE IS SITUATED  
IN THE HEART OF TRENDY NUNHEAD.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Tenure Share Of Freehold 999 years approx. | Council Tax Band B – London Borough of Southwark | Service Charge TBC | Ground Rent TBC

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## DESCRIPTION:

A charming, one double bedroom, ground floor garden flat in the heart of trendy Nunhead. In a fantastic location close to Nunhead and Queen's Road Peckham stations is this rare to find ground-floor corner garden maisonette situated within a converted Victorian shop. The property boasts its own front door, and comprises a spacious reception room with built in shelving, a fully fitted galley kitchen with views out to the lovely bright garden, as well as a shower room with large storage/utility space, and a peaceful double bedroom. The sunny garden has its own private street access ideal for bikes or buggies, and has been cleverly designed to provide an alfresco drinks/dining area, perfect for summer evenings. The property has the potential to be extended into the side return (STTP) with the option of conversion into a two bedroom property. The location provides fantastic access to the shops, bars and restaurants of Nunhead Green and the increasingly popular Queen's Road and Rye Lane. The nature reserve of Nunhead Cemetery is moments walk away with Peckham Rye and Telegraph Hill Parks also close by. Bellenden Road, Peckham Rye, Brockley and New Cross Gate can all be accessed easily by foot, cycle, train or car. Transport links are provided by Nunhead Station with direct links to Blackfriars and Victoria, or Queen's Road and Brockley for trains to London Bridge and the London Overground.

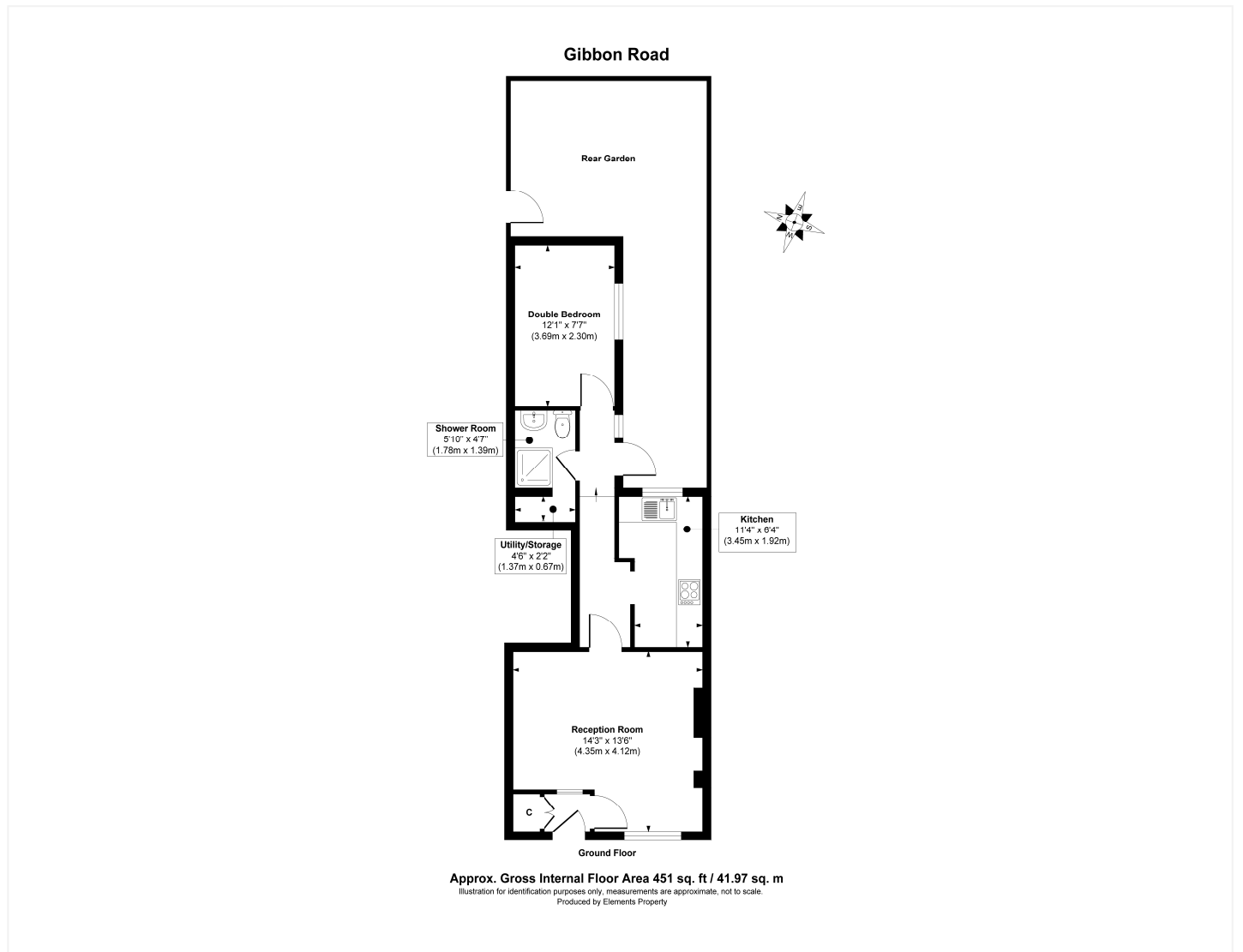
## AT A GLANCE

- One Double Bedroom
- Ground Floor Maisonette
- Reception Room
- Shower Room
- Private Garden
- Share Of Freehold
- Potential To Extend STTP
- Excellent Transport Links









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-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	<b>71</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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