



**BORLAND ROAD, NUNHEAD, LONDON, SE15**  
**OIEO £425,000 LEASEHOLD**

**A FANTASTIC OPPORTUNITY TO PURCHASE A  
 SPACIOUS, BRIGHT MODERN FLAT IN A  
 HIGHLY SOUGHT AFTER LOCATION IN  
 NUNHEAD.**

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

Tenure Leasehold 977yr Lease | Council Tax Band C – London Borough of  
 Southwark | Service Charge £3,340pa | Ground Rent £775 | EPC Rating D

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## DESCRIPTION:

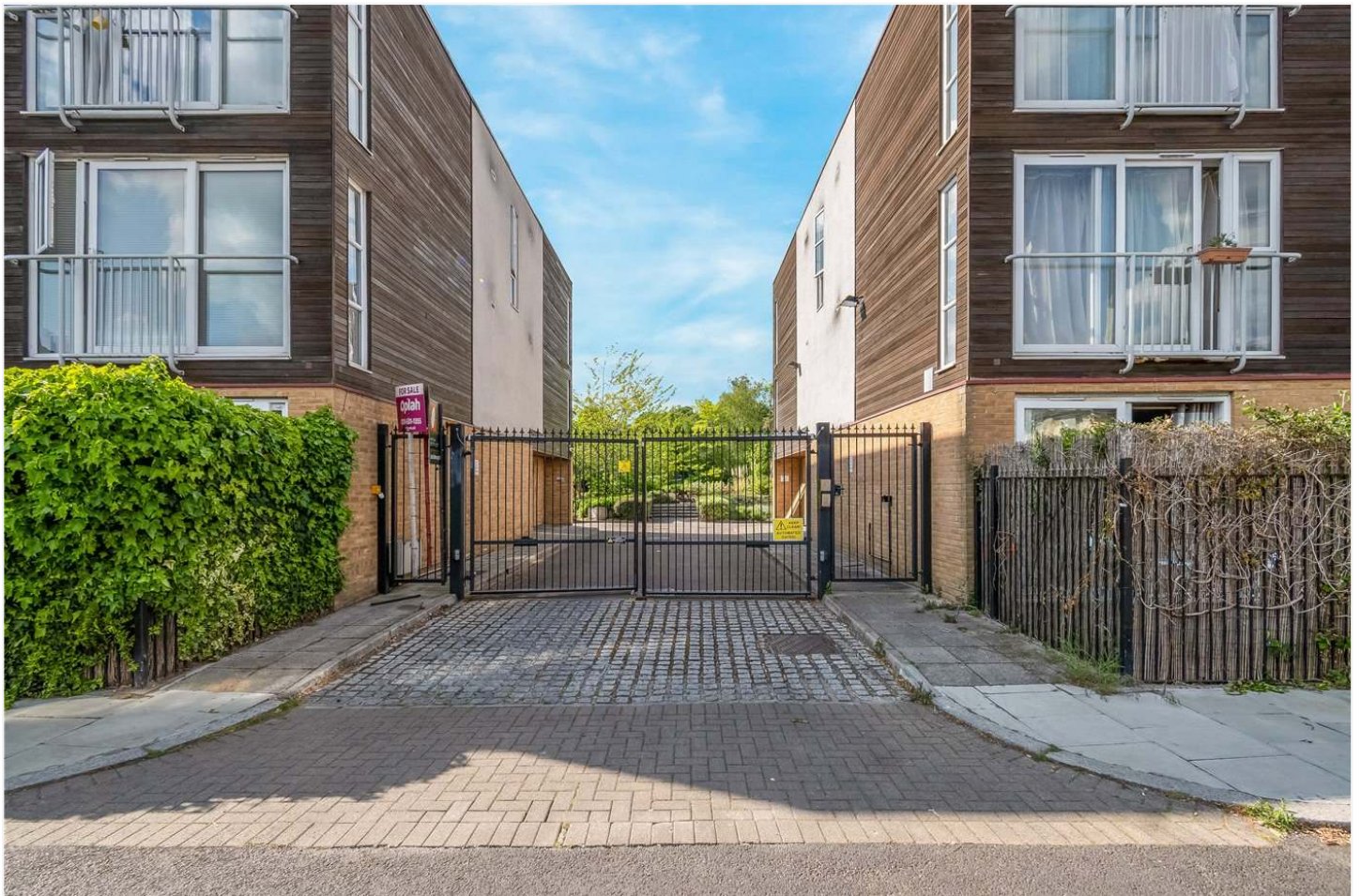
A fantastic opportunity to purchase a spacious, bright modern flat in a highly sought after location in Nunhead. This charming top-floor flat is offered to the market chain free. Featuring a large open-plan kitchen reception, complete with floor to ceiling sliding glass doors onto a Juliet balcony. The kitchen is fully fitted with built in appliances and ample storage. The property boasts two double bedrooms with a spacious bathroom and further benefits from an allocated parking space and a communal garden. Situated a stones throw from Peckham Rye Park and local amenities. Transport is in abundance with multiple bus links from Peckham Rye, stations include Honor Oak for the East London line, Nunhead for direct trains to London Bridge, or Peckham Rye for the Overground. A superb light-filled property with early viewings highly advised.

## AT A GLANCE

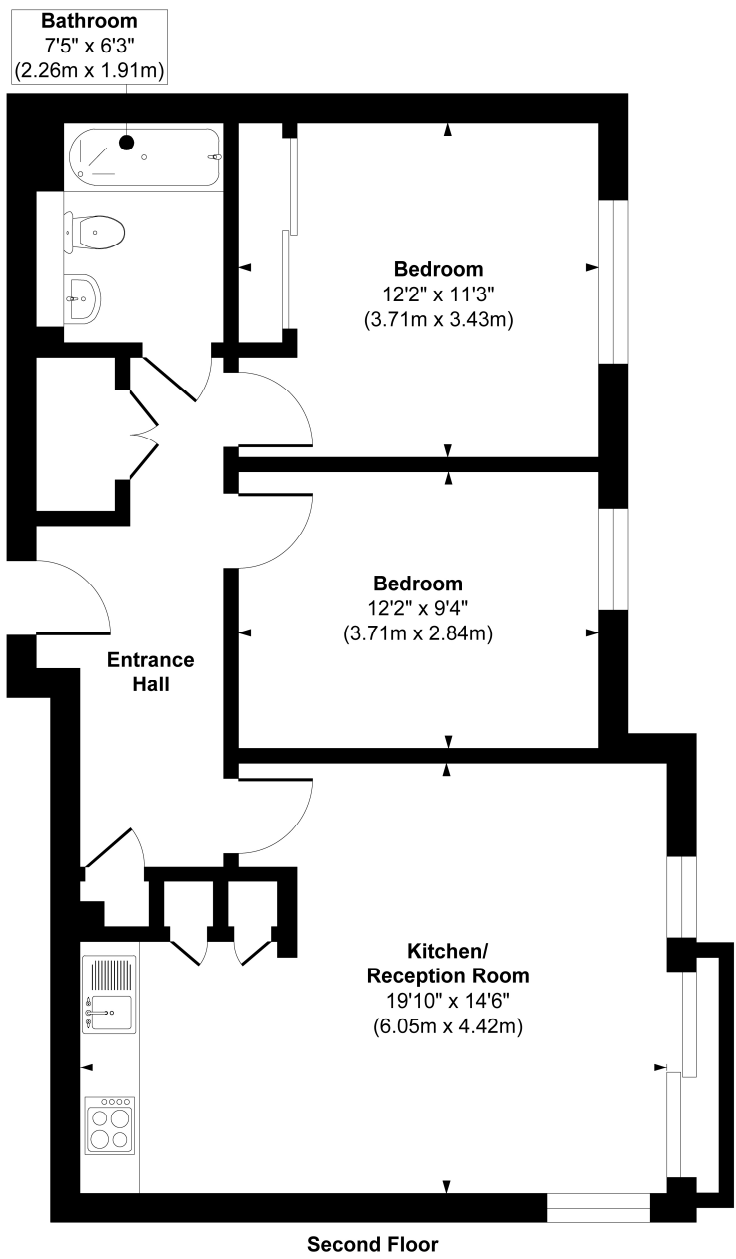
- Chain Free
- Two Double Bedrooms
- Full Bathroom
- Allocated Parking Space
- Communal Garden
- Close to Local Amenities
- Prime Nunhead Location
- Excellent Transport Links







Borland Road



**Approx. Gross Internal Floor Area 694 sq. ft / 64.40 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

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