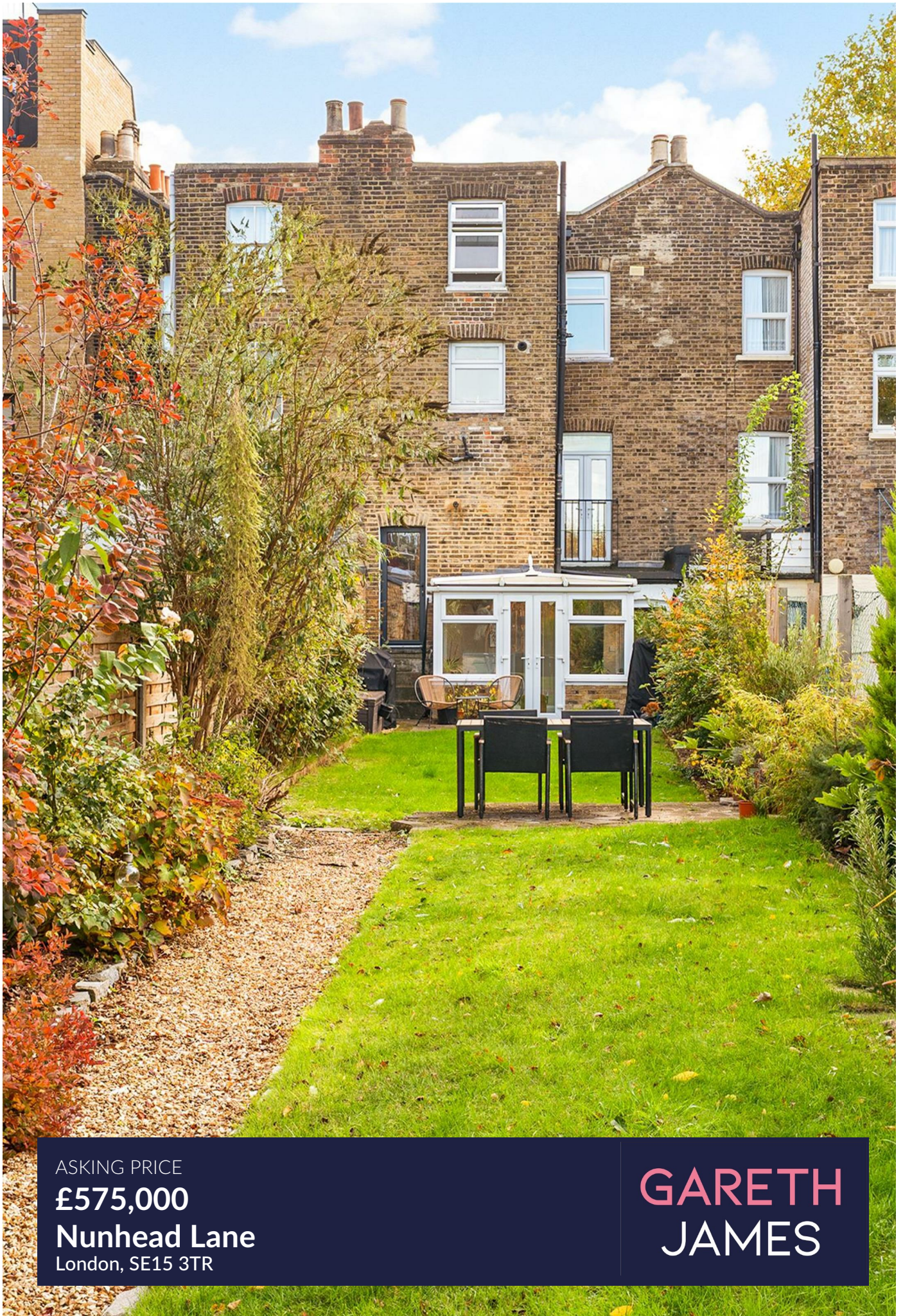




ASKING PRICE

£575,000

Nunhead Lane

London, SE15 3TR

**GARETH
JAMES**

PROPERTY SUMMARY

A unique opportunity to acquire this charming two-bedroom home in the heart of Nunhead, boasting a private entrance, a large private landscaped garden, a separate garden office with air conditioning and potential to extend (STPP).

2

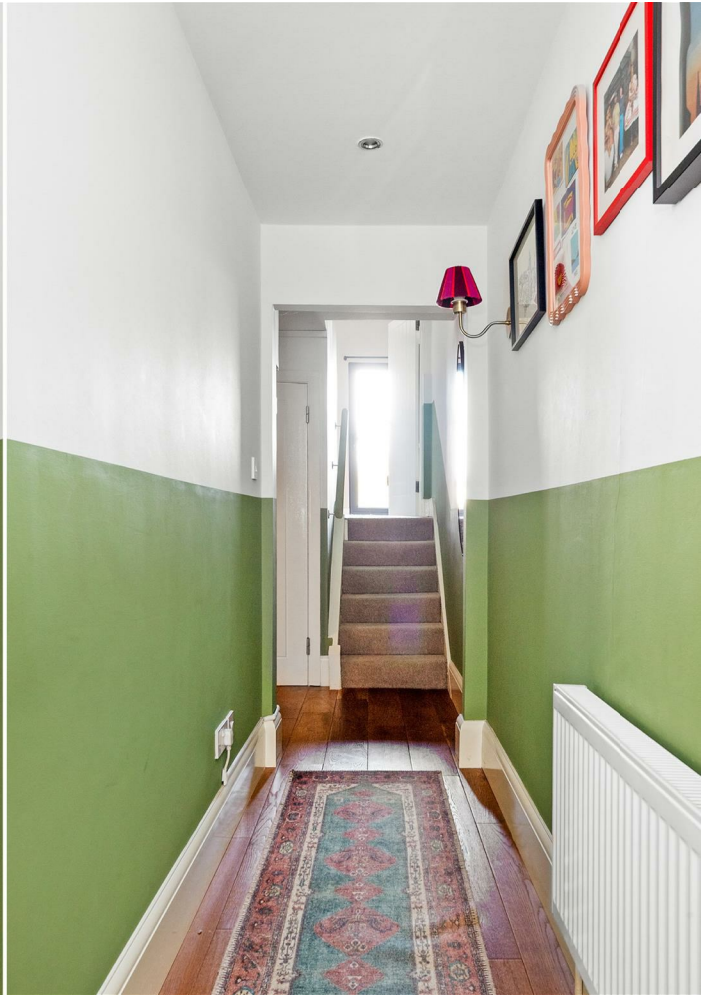


1



2







Nunhead Lane, SE15
 Approximate Gross Internal Area
 62.3 sq m / 671 sq ft
 Garden Room = 13.1 sq m / 141 sq ft
 Total = 75.4 sq m / 812 sq ft



Lower Ground Floor

□ = Reduced headroom below 1.9 m / 6'2"

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken
 in the preparation of this plan, please check all dimensions, shapes and
 compass bearings before making any decisions reliant upon them. (D1345731)

2

1

2

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

GARETH JAMES

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