

Kendrick Court, Nunhead, SE15

£375,000- £400,000

Two Double Bedrooms | Two Bathrooms | Secure Bike Storage | Allocated Parking Space |

**GARETH
JAMES**

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Set on the second floor in a quiet modern development this recently renovated and spacious two bedroom, two bathroom apartment contains 660sqft of living along with fantastic additional benefits such as secure gated parking, bike storage and access to a rear communal garden.

Internally the property consists of a large south facing reception, two double bedrooms, the master with built in wardrobe space and an elegant en-suite shower room, there is a further large sleek bathroom and a separate kitchen. The large entrance hall is certainly no wasted space with ample storage space.

Set in a prime SE15 location, tucked in a quiet position behind the trendy Queens Road the property is just strolling distance to local amenities, in fact Queens Road itself has recently benefited from a great deal of investment and new independent cafes, shops, supermarkets, restaurants and pub are popping up everywhere, to name a few the Michelin Guide recommended restaurant Kudu which has seen such success the brand has expanded into a further four restaurants, once you've enjoyed all they have to offer there is Beer Rebellion, Peckham Cellars, The Prince of Peckham and vegan restaurant Naifs to try.

Both Tesco and Sainsbury's are your local stops for the everyday essentials. Also nearby are the acclaimed Peckham Library, Peckham Pulse Leisure Centre, Peckhamplex Cinema and of course all the shops on the bustling Rye Lane. The amenities of Bellenden Road with cafés, bars and restaurants are also close by.

There is certainly no shortage of parks in the area, Cossall Park is practically on your doorstep, and it is a leisurely stroll to other surrounding parks such as Peckham Rye, Nunhead Cemetery, Telegraph Hill and Burgess Park.

Queens Road station is the nearest station, being quite literally a four minute walk but it's not too far to Peckham Rye as well. Being in Zone 2 everything is an easy reach, London Bridge in just 8 minutes, Clapham and Shoreditch in 20 minutes, the over ground line also whisks you to Canada Water in 8 minutes for links into Canary Wharf. There are also good bus links into Central London, the City, Waterloo, Elephant & Castle and Greenwich – and to shopping, leisure and other facilities nearby which couldn't be easier.

Lease - 100 years
Service charge - £1700
Ground rent - £270
Council tax band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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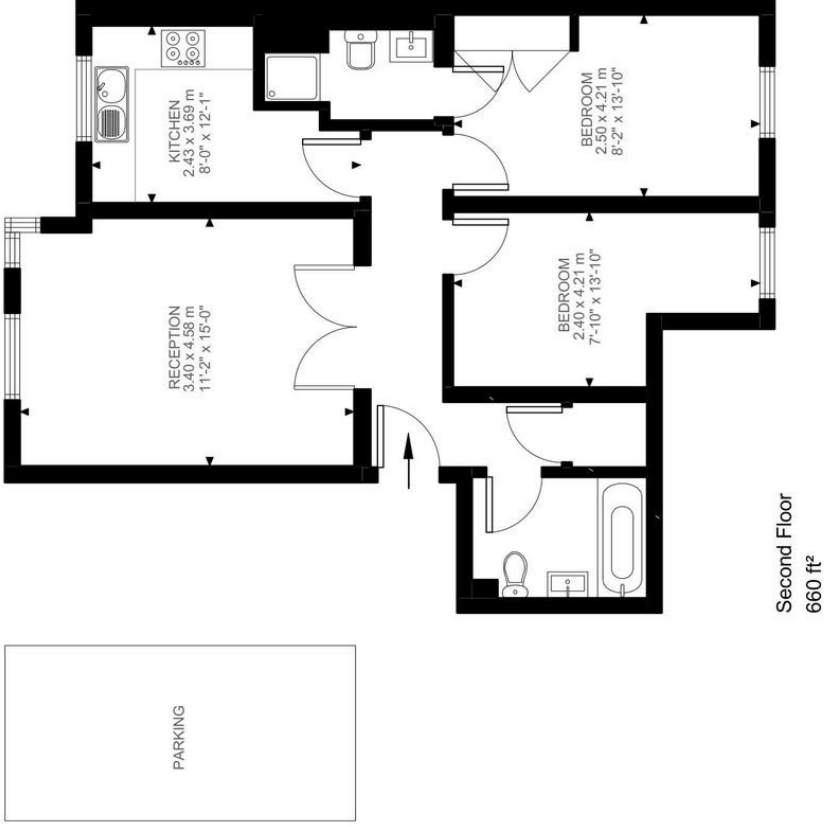
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Open 7 Days A Week



Bellenden Road branch is an official drop off point for Southwark Foodbank donations.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Kendrick Court, SE15
Approximate Gross Internal Area
61.36 SQ.M / 660 SQ.FT



Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.