



89 Astbury Road | London | SE15
2NP

%tenure%

£4,000 pcm

- Victorian House
- Recently renovated
- Large Kitchen Diner
- South Facing Garden
- WC, Family Bathroom, & Master En Suite
- Queens Road Peckham Station
- Peckham
- Nunhead
- New Cross Gate
- Local Amenities



An Immaculately presented 3/4 bedroom Victorian house. Situated a stones throw away from Queen's Road Peckham Station, this property is well connected to both Central London and the buzzing arts and culture scene in South-East London. The ground floor has been opened up and extended beautifully. There is a large reception at the front with feature fireplace, and a gorgeously extended kitchen/diner at the rear with views over the south-facing garden. All appliances are fitted and of a high standard. There is also a utility room and downstairs WC off the kitchen. On the first floor there is a small bedroom/study and two further double bedrooms and a family bathroom. The Master Bedroom is in the loft and is incredibly spacious. There is ample storage under the Eaves and a luxuriously finished en suite



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

1ST FLOOR
512 sq.ft. (47.5 sq.m.) approx.

2ND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1708 sq.ft. (158.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Viewing Arrangements

Strictly by appointment

Contact Details

121 Denmark Hill

London

SE5 8EN

www.urbanvillagehomes.co.uk

lettings@urbanvillagehomes.com

020 3519 9121

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements