



44B Gibbon Road | London | SE15
2AS

Freehold

£415,000

- One double bedroom
- First floor
- Period features
- Lots of natural light
- Separate Kitchen / Living room
- Private parking
- Nunhead
- Peckham Rye Park
- Local amenities
- Excellent bus routes

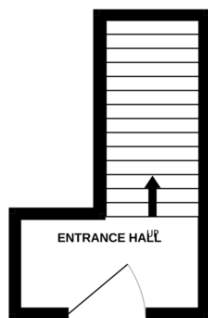


One double bedroom flat in the heart of Nunhead. Located on the first floor of a period conversion, the property features an eat in kitchen, spacious living room, separate bathroom and WC. Double-glazed windows throughout and ample storage and private off road parking. The flat is conveniently close to both Nunhead station and Queen's Road Peckham, and all the local amenities and excellent transport links Nunhead has to offer.

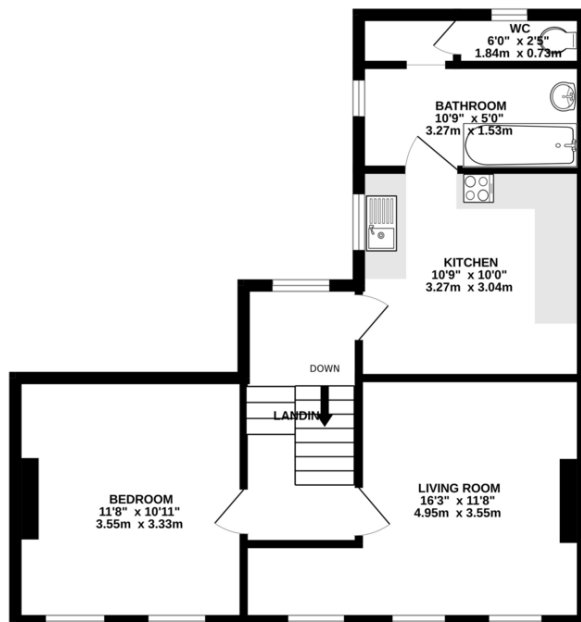


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
91 sq.ft. (8.4 sq.m.) approx.



FIRST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 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.
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Viewing Arrangements

Strictly by appointment

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