

NO FLIES

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Marmora Road, London SE22

£650,000

Leasehold

A beautifully spacious 2/3 bedroom apartment with direct access to a private garden area.



Local Transport

 **Honor Oak Park**
Approx. 0.8 miles away
Destinations: London Bridge, London Victoria, Shoreditch, Highbury & Islington and Canada Water (for connection to Canary Wharf).

 **P12, 63, N63 & 363**
Approx: 200 metres away
Destinations: Crystal Palace, Peckham, Surrey Quays, Kings Cross, Blackfriars and Farringdon.

Three bedrooms

Private Garden

Open plan reception

Chain Free

This spacious and bright three bedroom apartment, which is currently tenanted but being sold with vacant possession and chain free, is to be found on the lower ground floor of an impressive period building on Mamora Road. It is, therefore, within a stone's throw of the increasingly vibrant shopping and entertainment offerings of Forest Hill Road and the lovely open spaces of Peckham Rye Park and within easy striking distance of the centres of both East Dulwich and Peckham. Peckham Rye and Honor Oak Park railway stations (which both offer London Overground services) are roughly equidistant from the apartment, being roughly 15 minutes on foot or a short bus ride away. It offers adaptable accommodation as either a 3 bed or 2 bed (plus study) apartment.

You approach the property through the pretty front garden and take the stairs down to lower ground floor level where you will find the private entrance into the apartment. Immediately upon entering the apartment you find yourself in a small hallway from which, to your right, there is a door into a large utility area where the current owners have installed both the central heating boiler and plumbing for a washing machine. This space also provides large amounts of additional storage.



From the entrance hallway to your left is the large open plan living space. This has solid wooden flooring and is zoned into kitchen and living areas. The kitchen is fitted with a range of low-level white high gloss units with a stone work surface and has an integrated oven, hob and fridge.



Leading on from the kitchen area is the extremely spacious living area. This lovely, bright room has a wide bay, fitted with original sash windows, looking out to the front of the property in which the current owners have their dining table and chairs. Deeper into the room is the generous seating area, which is centered around the chimney breast with its feature open hearth.



Leaving the reception area you pass the first of the bedrooms. This is the smallest of the three, though still a comfortable single room which would make the perfect spot for a dedicated home office. From this room a casement window looks out onto the side of the property.



Next along the hallway on your right is the bathroom. This is very nicely fitted with a white oval bath, marble pedestal handbasin and white low-level WC. In addition, there is a separate large walk-in shower enclosure with rainfall showerhead. There are ceramic tiles to the floor of the bathroom as well as to half height level on the walls.



Opposite the bathroom is the second of the bedrooms. This is a pretty room which is large enough to accommodate a double bed and which has some recessed built-in storage. From this bedroom a sash window looks out onto the rear garden.

At the end of the apartment you will find another small hallway from which double, fully glazed, doors lead out into the garden on one side and on the other a door leads into the third of the three bedrooms. This is an extremely generously sized L-shaped room which can easily accommodate a super king size bed. The room could easily be zoned into both sleeping and dressing areas and has a wide bay window fitted with original sashes looking out on to the rear gardens.

Externally, this lovely spacious apartment benefits from a private garden area, which leads on to the communal garden to which residents of the other apartments in the building have access. The private garden area comprises a patio area, which is laid to hard standing, as you leave the apartment which in turn leads onto an area which is laid to lawn with surrounding beds and raised beds planted with a range of mature shrubs and perennials. This private outside space is, at the current time, only minimally separated from the communal gardens and is something of a blank canvas, but could be made into a much more private area - the perfect spot for outside dining or entertaining during the warmer months.

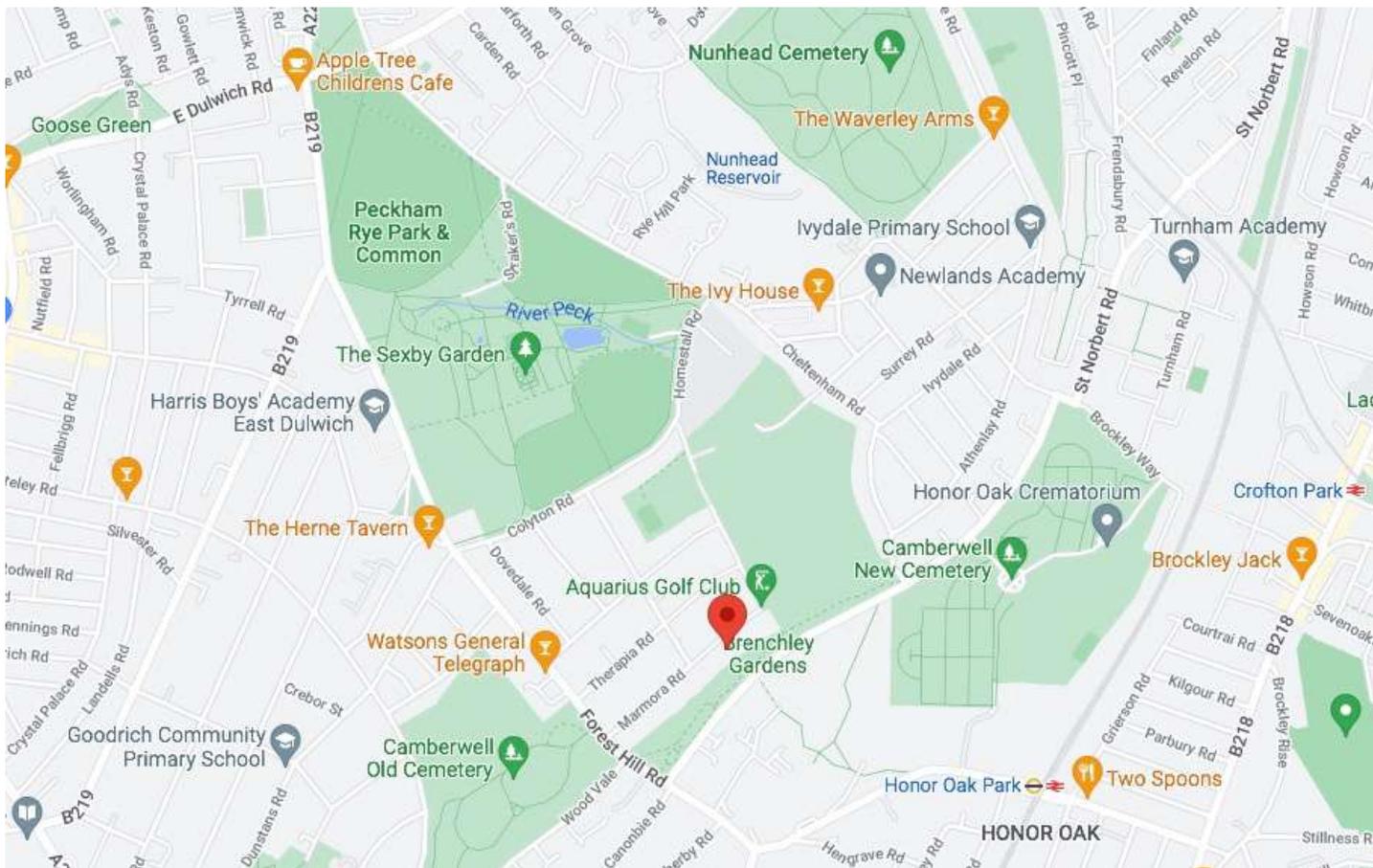
This is a lovely, spacious apartment, which offers lost of adaptable space in a peaceful yet convenient location. It is being sold chain free and your early viewing is recommended.

Marmora Road, SE22

Approximate Gross Internal Area
98.8 sq m / 1063 sq ft



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. (ID843703)



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

To arrange a viewing of this property please call us on 020 7737 8047 or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.