



EBI



ERNEST BROOKS

**Naylor Road, Peckham Rye, SE15 1QJ**

Price:

£ 550,000





# Naylor Road, Peckham Rye, SE15 1QJ

Price: £ 550,000 2 bedroom house

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## OVERVIEW

Offered to the market is this recently renovated two double bedroom period ground floor garden flat located on a quiet residential street in SE15.

Having recently undergone a complete refurbishment this property boasts the perfect blend of opulent period features as well as modern design.

## KEY FEATURES

- Two Bedrooms
- Ground Floor
- Expansive Rear Garden
- Open Plan living/Kitchen Area
- Close to Transport Links
- Garden South Facing
- Period Property
- Inspired Decor
- Fitted Kitchen
- \*7 Days A Week Viewings\*

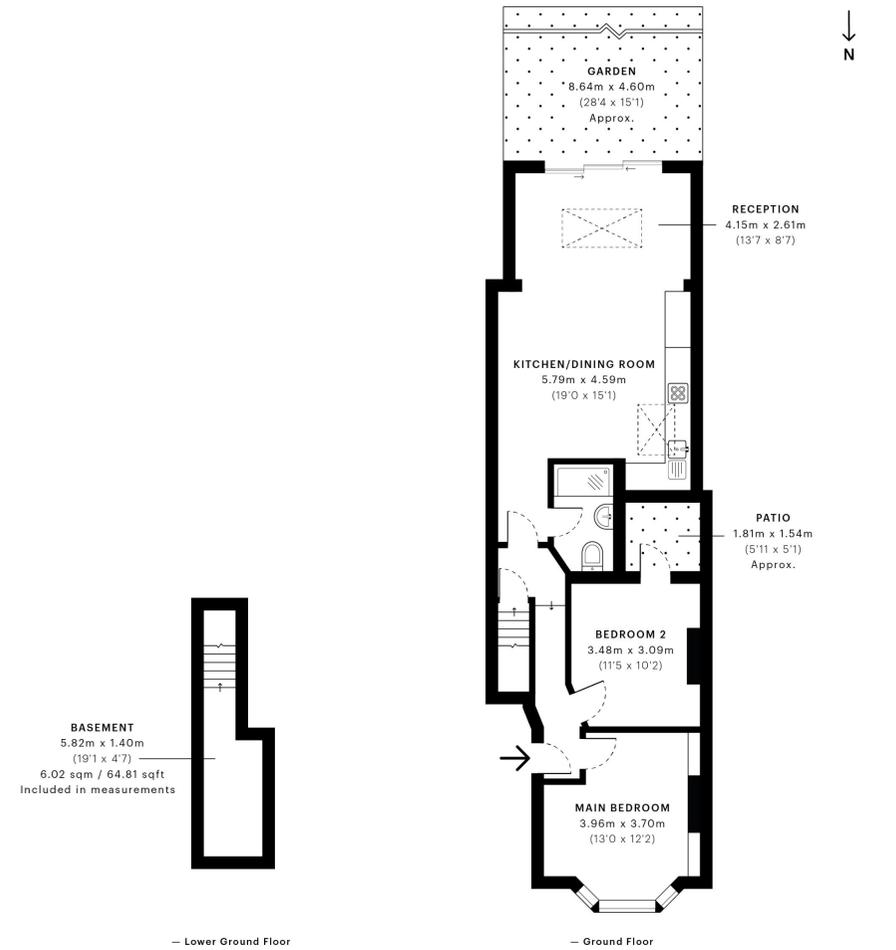


Naylor Road, SE15

CAPTURE DATE 04/02/2021 LASER SCAN POINTS 40,807,089

GROSS INTERNAL AREA

74.53 sqm / 802.23 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
74.53 sqm / 802.23 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
67.98 sqm / 731.73 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Unlimited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 72.41 sqm / 779.41 sqft  
IPMS 3C RESIDENTIAL 68.05 sqm / 732.48 sqft

sPEC ID: 5ff8729499c0c70dc060426c

Energy Performance Certificates

