



2 GAUTREY ROAD LONDON, SE15 2JH

**£475,000
LEASEHOLD**

Set within a well-maintained residential block on the quiet, tree-lined Gautrey Road, this generous three-bedroom apartment delivers stylish, comfortable living in one of Nunhead's most sought-after pockets.

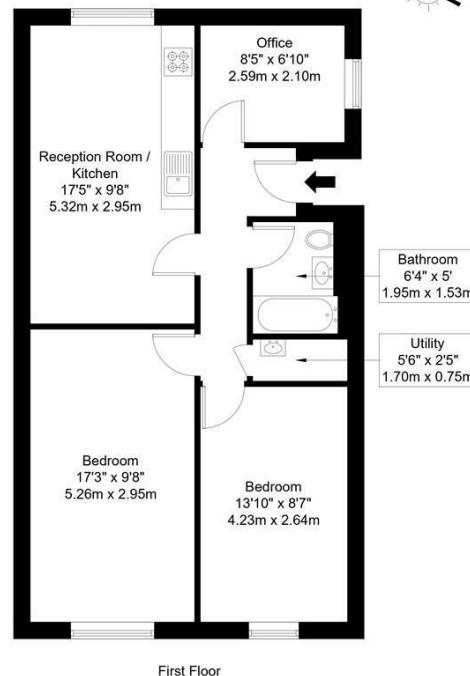
Designed for modern lifestyles, the apartment centres around a bright and spacious open-plan kitchen and reception room, which is perfect for everyday living, relaxed evenings, or entertaining friends and family. The three well-proportioned bedrooms offer excellent flexibility, whether for a growing family, visiting guests, or a dedicated home office.

A sleek, contemporary bathroom complements the space, while the added benefit of off-street parking provides a rare and valuable convenience in this

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Approx Gross Internal Area = 59.6 sq m / 642 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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