

GORDON ROAD, NUNHEAD, SE15

FREEHOLD

GUIDE PRICE £1,000,000 - £1,100,000



SPEC

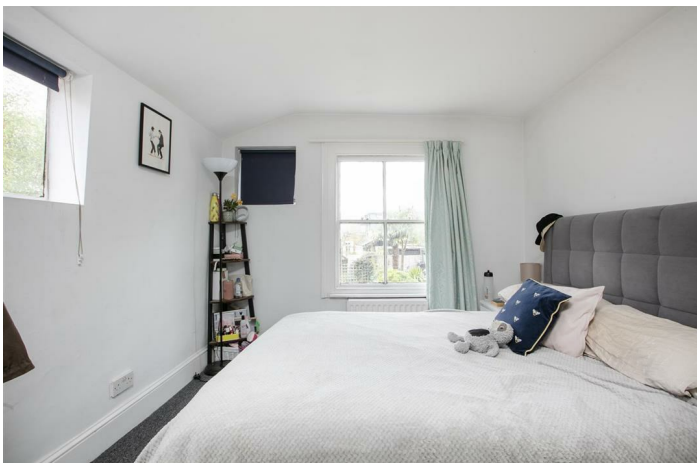
Bedrooms : 3
Receptions : 3
Bathrooms : 1

FEATURES

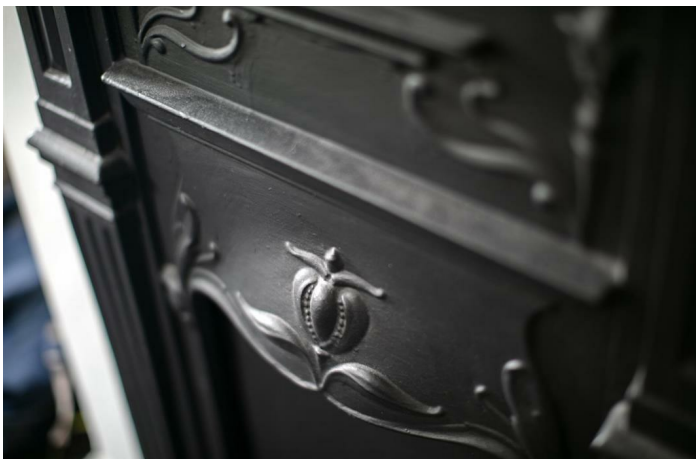
Generous Leafy Rear Garden
Popular, Mature, Convenient Location
Period Features
Freehold



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Three Bedroom Period Home with Charming Rear Garden - CHAIN FREE.

Fancy a perfectly placed three double bedroom period home with generous and pretty rear garden within a few seconds ramble of Nunhead Green? This fine specimen will tick all the boxes. Spread over two bright and well arranged floors, the property comprises a double reception, dining room, kitchen, three bedrooms and bathroom. Location-wise, you are close to three stations: Nunhead offers regular services to Victoria and Blackfriars, Queens Road Peckham will get you into London Bridge in five minutes (and Victoria in slightly longer) while Peckham Rye serves all three London termini. The two latter stations each also enjoy the London Overground line. Nunhead Lane, at the southern end of the road past the green, is a good place for local grocery shopping - it has a wet fish shop, a proper bakery and a greengrocer.

A neat front garden with healthy hedging leads to your original door. The inner hall has high ceilings and invites you to the left to find the large double reception. It's a bright and pleasant space with wide front aspect bay window and further rear aspect sash. Twin period feature mantels and a lovely fireplace add to the charm. Further along the hall you meet the side aspect dining room which boasts a most charming 1930's tiled mantel. The kitchen sits beyond this room and offers garden access. Venturing outside you're treated to a lush and leafy oasis of calm - it's the perfect spot for lavish summer gatherings and chilled sunday afternoons.

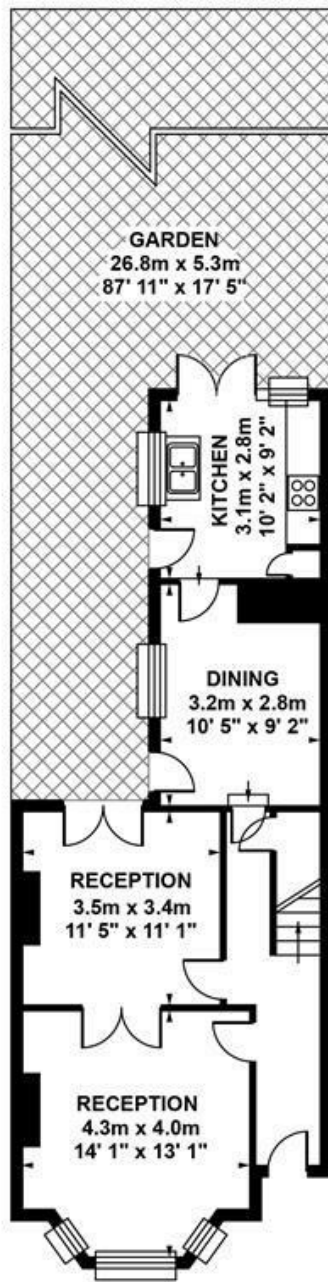
Upstairs you find a light and airy landing leading to the front-facing master bedroom which spans the full width of the house. Two large sash windows ensure a bright spot to relax. Bedroom two sits next with a peaceful rear aspect and a feature fireplace. The third bedroom nabs the garden views and has another pretty feature fireplace. Completing the tour is a neat family bathroom.

You're within a 10-15 minute walk of all that Peckham the massively popular 'Frank's Cafe' - great for a summer pint and some fab city views. Peckham Bazaar is a much-loved local watering hole - it's just a moment's stroll. Or, for any amount of exotic produce, nip down to Rye Lane which is equally close. The Bussey Building offers a great mix of culture and social fun. Nearby Lordship Lane has just about everything to save you heading to town - boutiques, cafe's, deli's, pubs and clubs - it's a real plus. Peckham Rye Park or beautiful, peaceful Nunhead Cemetery are close by for a Sunday stroll. Sydenham Hill Woods is a quick drive for yet more leafy r&r as is the Horniman Museum, South London Gallery and the Hannah Barry Gallery.

We understand that the property experienced historic subsidence in the 1990s, attributed to clay shrinkage, which affected the landing of the stairs between two parts of the house. The area was professionally repaired and monitored, and to the best of the seller's knowledge, there has been no further movement since the remedial work was completed. A structural engineer's inspection has been arranged, and their report will be available upon request.

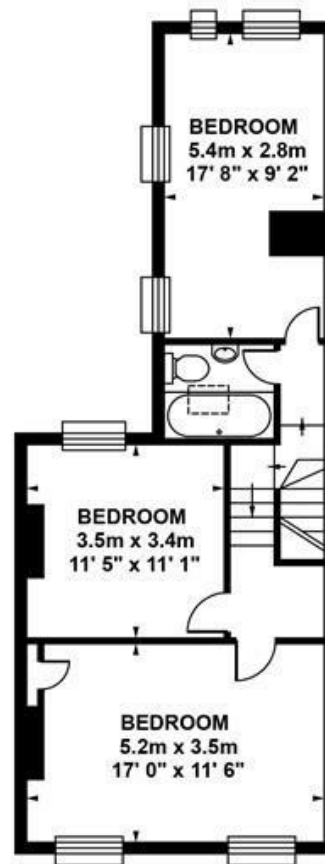
Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate, internal area :
58.11 sqm / 625 sq ft



FIRST FLOOR

Approximate, internal area :
57.16 sqm / 615 sq ft



TOTAL APPROX FLOOR AREA

Approximate, internal area : 115.27 sqm / 1240 sq ft
Measurements for guidance only / Not to scale

GORDON ROAD SE15
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

