

ANSDELL ROAD, NUNHEAD, SE15  
FREEHOLD  
OFFERS IN EXCESS OF £900,000



## SPEC

Bedrooms : 3  
Receptions : 2  
Bathrooms : 1

## FEATURES

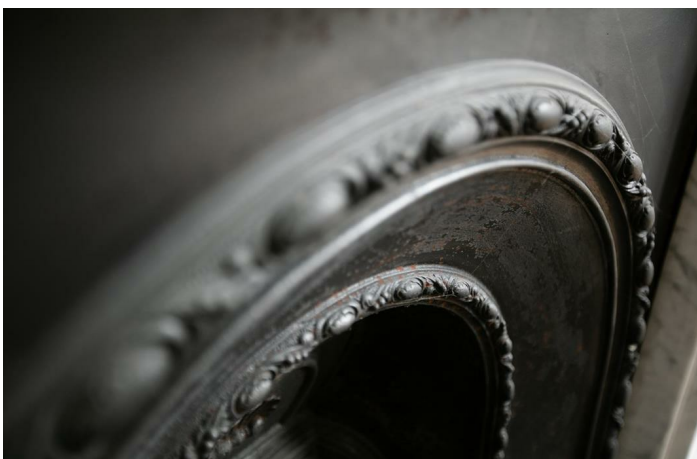
Chain Free  
West Facing Garden  
Original Features  
Freehold



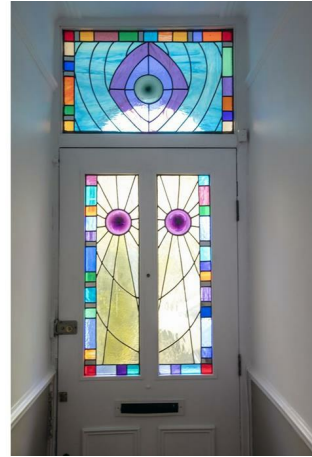
ANSDELL ROAD SE15  
FREEHOLD



ANSDELL ROAD SE15  
FREEHOLD



ANSDELL ROAD SE15  
FREEHOLD



ANSDELL ROAD SE15  
FREEHOLD



Terrific Three Bedroom Victorian Home with Pretty West Facing Garden - CHAIN FREE.

Nestled in a peaceful residential setting, this spacious three-bedroom Victorian terraced house enjoys seriously good vibes throughout. With bright, airy accommodation spread generously over two lovely floors, it supplies a comfortable, versatile layout. There's a smattering of original features and a fab Morrison's shelter in the garden! The property comprises a large double reception, kitchen/diner, three proper double bedrooms and modern bathroom. Nunhead Village offers a wonderful wet-fish shop, delicious deli, gastro pub and bakery and an easy stroll to the amenities and eateries of Queens Road. Transport is so convenient with Nunhead station just a five minute walk away for regular swift services to London Bridge, St Pancras and Victoria! You can be strolling along the Thames door to door in less than 15 minutes. Queens Road Peckham station is around eight minute walk for further swift services to central London and beyond!

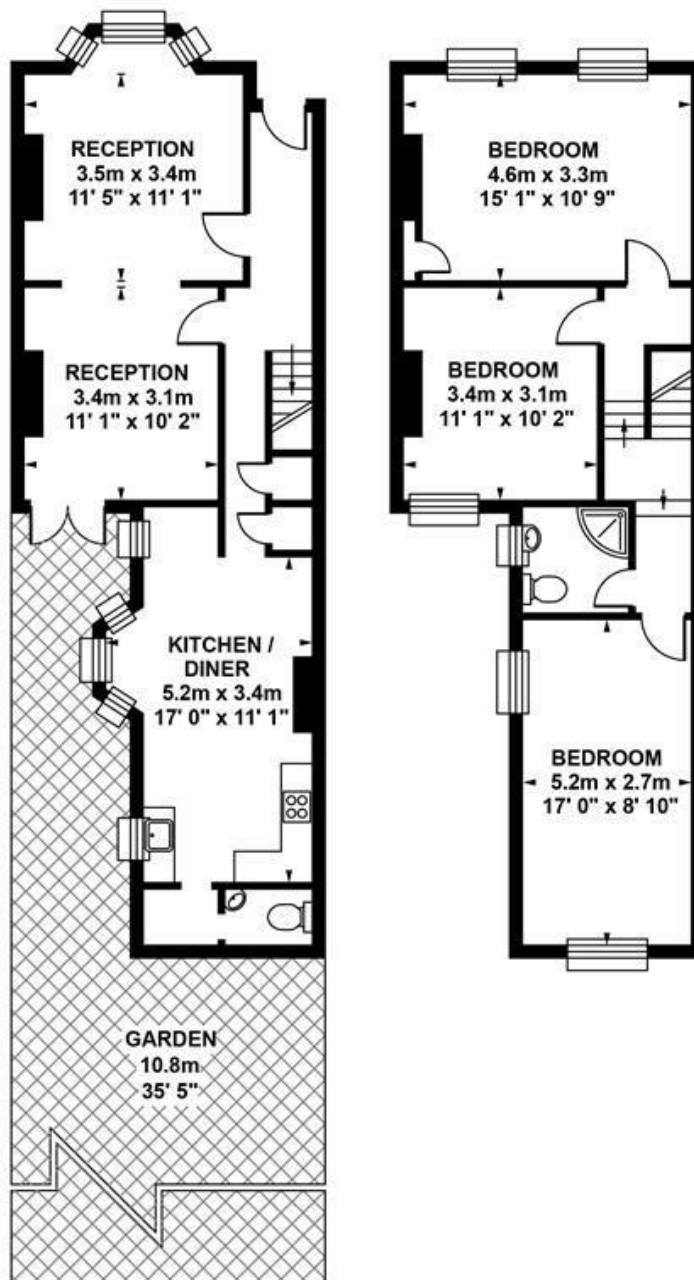
The handsome exterior sits pretty on a pleasant street well populated with similarly pretty period homes. High, well maintained hedging afford privacy. The front door enjoys some stunning retro stained glass - a real joy in the morning sun! Inward bound you meet a spacious hall with high ceilings, timbers floors and simple coving. The double reception boasts twin feature fireplaces and tonnes of light gushing through a wide front aspect bay window. Picture rails, corning and pretty French rear aspect French doors continue the charm offensive.

Further along the hall you find a large side aspect kitchen/diner with 1930's tiled feature mantel and recessed utility area. Further garden access is offered from here. Venturing outside you find a really pleasant and peaceful space complete with wartime Morrison's shelter which is ripe for any amount of uses. Back inside, head up your original wooden staircase to find a bright and generous upper landing. The first of your bedrooms, a fine sized double, faces rear over the garden with abundant space for slumber and storage. A contemporary shower room completes this level. The master bedroom fronts the street with two large sash windows and a lovely feature fireplace. Bedroom three sits next to this with another feature fireplace and peaceful rear views.

Nunhead boasts some lovely eateries and the Old Nun's Head does a lovely craft pint and more tasty fayre. They have regular events and themed evenings too. A book shop, butcher, grocers, deli, baker, beer shop, Vermouth bar (!), pretty library, crafts store, bike shop and fishmonger will save you the bother of leaving the locale too. Peckham Cellars, Beer Rebellion and Peckham Bazaar are all within an easy 10 minute stroll of the house for yet more socialising. Kudu, Little Kudu and Kudu Grill are hugely popular and within comfortable walking distance. Then you have the mouth watering Farmer's Market on Sunday mornings in Peckham's town square, and the award-winning library, multiplex cinema, Pulse Healthy Living Centre - all within 15 minutes walk. In the other direction is Nunhead Nature Reserve and cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's.

Tenure: Freehold

Council Tax Band: D



**GROUND FLOOR**

Approximate. internal area :  
51.54 sqm / 555 sq ft

**FIRST FLOOR**

Approximate. internal area :  
50.45 sqm / 543 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 101.99 sqm / 1098 sq ft  
Measurements for guidance only / Not to scale

ANSDELL ROAD SE15  
FREEHOLD

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         | 72        |
| (39-54) E                                   |  | 48                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

