

BRAYARDS ROAD, PECKHAM, SE15
FREEHOLD
£925,000



SPEC

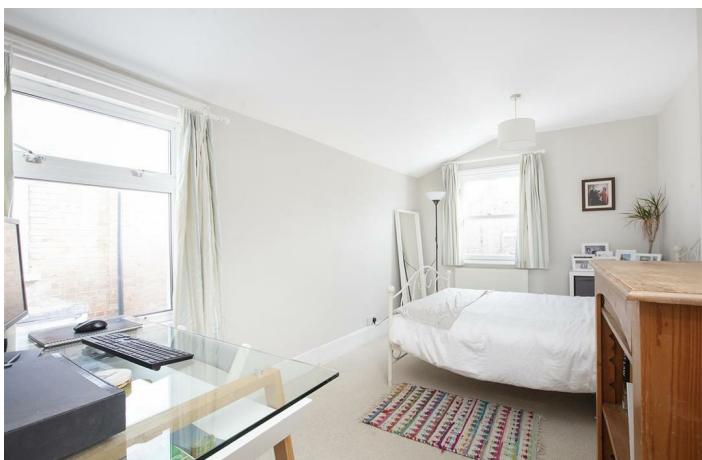
Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

Period Features
Generous Rear Garden
Working Fireplace
Close to Nunhead and Peckham
Freehold
Virtual Tour Available



BRAYARDS ROAD SE15
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Well Proportioned Three Bedroom Period Home With Original Features and South Facing Garden.

Sitting along the well placed Brayards Road, this tidy three bedder leaves you within an easy walk of the best of Nunhead, Queen's Road and Peckham. Sitting over two floors, and with abundant period features, the property comprises a large double reception, eat-in kitchen, three proper double bedrooms and bathroom. A large head-height storage cellar will house all the unsightlies and the south-facing rear garden is a good size and gets plenty of sun. From here you can benefit from the best of vibrant Peckham too. Transport is unbeatably convenient with Queens Road just a five minute stroll for regular swift services to London Bridge taking only 8 minutes! You can be strolling along the Thames door to door in less than 15 minutes. You're also within an easy 10 minute ramble of Peckham high street in one direction and lovely Nunhead with its bars, cafes, fishmonger independent shops and green in the other. Nunhead cemetery is delightful whatever the season.

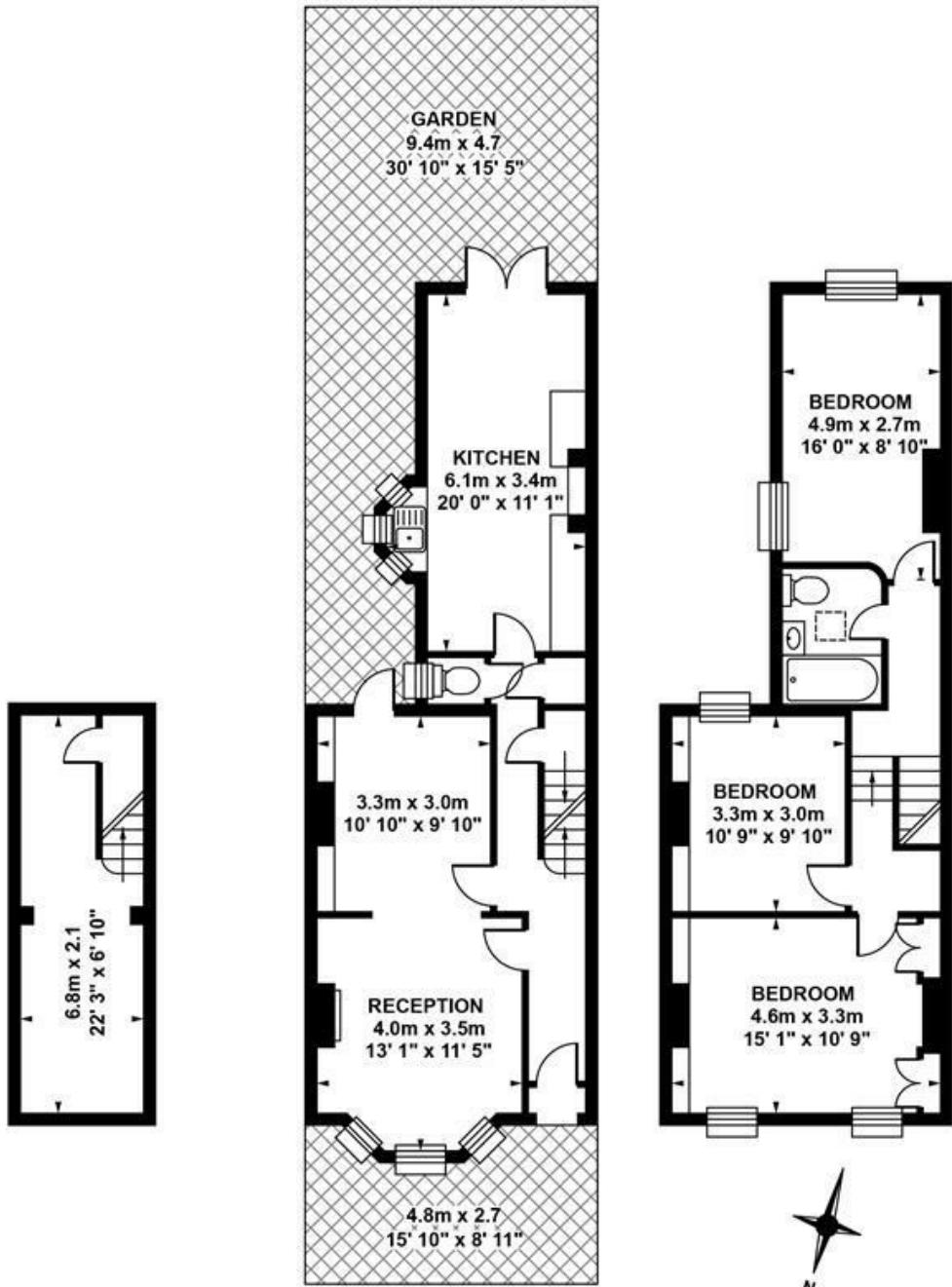
Handsome railings lead inward off the street to a neat front garden - perfect for bikes and bins. A recessed portico opens to your hall which has high ceilings, simple coving and original cornice work. Rustic stripped original floorboards run forth. The double reception is divided equally, with the front section boasting rich ivy-green Farrow and Ball walls. Low-level storage units sit either side of a most handsome working period fireplace and there are louvered blinds on the front bay for privacy when you're binge-watching. The rear section has more low-level storage and a wide glass door leading to the side patio.

To the rear of the hall you meet cellar access and a handy guest wc with stained glass door. A pantry sits opposite with upper and lower period doors. The kitchen has large porcelain floor tiles and plenty of cabinet and counter space. There's a fancy five ring gas range, oblong radiators and a lovely integrated seat for seating the family. Wide glass doors open to the patio and garden which soaks in sun all day - great for the morning coffee and a late afternoon bbq. Upward to the first return you meet a mostly tiled bathroom with white suite, heated towel rail and a vaulted ceiling with Velux. The first of your bedrooms sits next door. It's a generous dual-aspect double - perfect for home workers! Bedroom two has a period feature fireplace, original storage and more peaceful rear views. The main bedroom dons white painted timber floors, more yummy Farrow and Ball wall tones and plenty of fitted storage.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location, as well as Queen's Road station there are also good bus links into town - the 436 will take you all the way to Paddington and once in Peckham (10 mins walk) you have the option of the ubiquitous number 12. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by. Nunhead boasts some lovely eateries. Good Cup and Four Hundred Rabbits are high points. The Old Nun's Head does a lovely craft pint and more tasty fair. They have regular events and themed evenings too. A book shop, butcher, grocers, deli, baker, beer shop, pretty library, crafts store, bike shop and fishmonger will save you the bother of leaving the locale too. On your doorstep are the acclaimed Peckham Library, the Peckham Pulse Leisure Centre and boho amenities of Bellenden Road with cafés, bars and restaurants plus a good bookshop and boutiques. Even closer are the cafes and eateries of Queens Road. We love the Blackbird Bakery for a coffee before the commute.

Tenure: Freehold

Council Tax Band: D



CELLAR

Approximate. internal area :
14.28 sqm / 154 sq ft

GROUND FLOOR

Approximate. internal area :
51.95 sqm / 559 sq ft

FIRST FLOOR

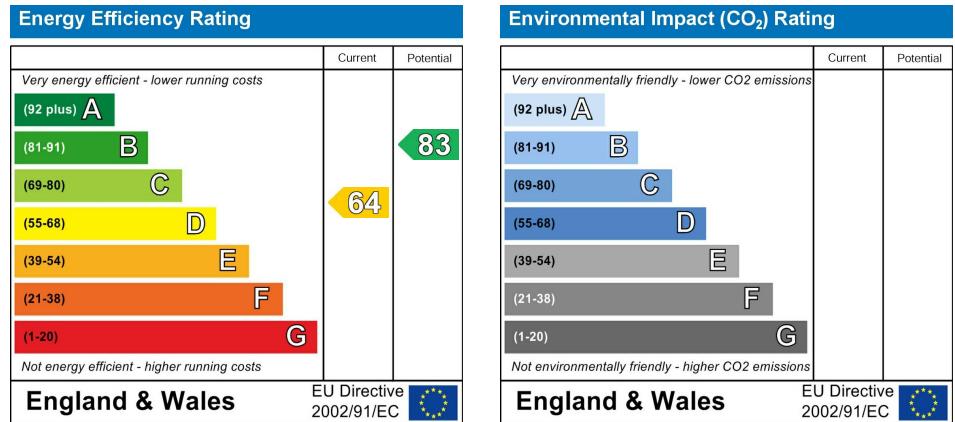
Approximate. internal area :
50.49 sqm / 543 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 116.72 sqm / 1256 sq ft

Measurements for guidance only / Not to scale

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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.

