

BRABOURN GROVE, NUNHEAD, SE15
FREEHOLD
GUIDE PRICE £1,100,000 TO £1,150,000



SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 2

FEATURES

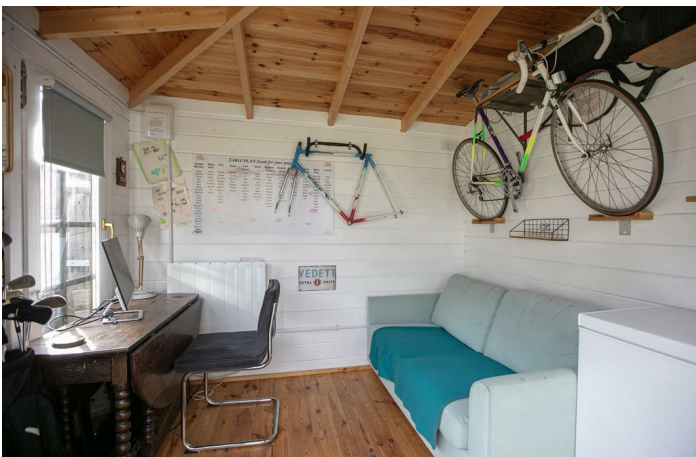
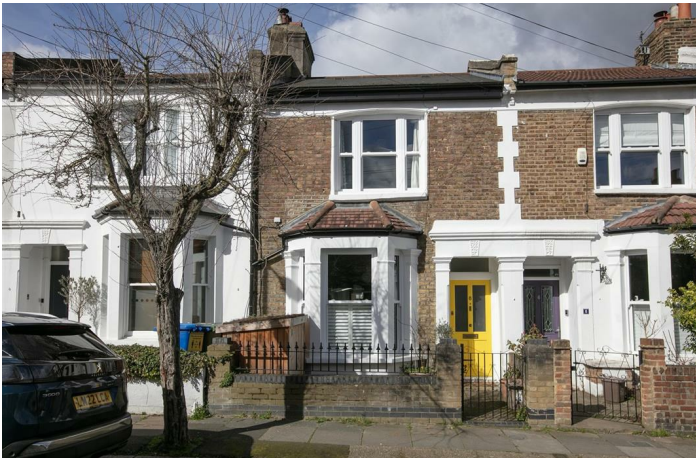
Generous Garden with Studio
Period Features
Full-Width Contemporary Kitchen Diner
Peaceful Mature Setting
Excellent Transport Links
Freehold



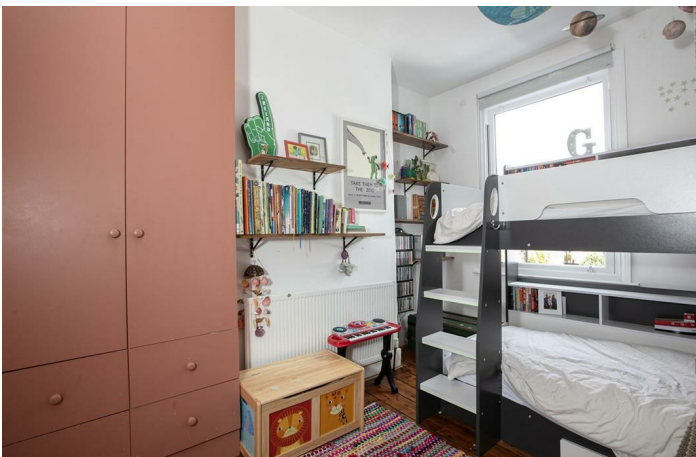
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Expertly Extended Three Bedroom Period Home with Pretty Garden and Studio - CHAIN FREE.

Behind this quaint period exterior you'll find a deceptively spacious three-double bedroom charmer complete with exquisite full-width contemporary kitchen/diner. The accommodation is symmetrical, generous and perfectly arranged. Over two lovely floors you enjoy a large double reception, substantial kitchen/diner, three fab double bedrooms, bathroom and handy ground floor wc. A pretty rear garden with al-fresco dining area and sweet wooden studio supplies a perfect spot for entertaining, sun bathing and r&r.

The area offers so many advantages! Nunhead station is just a 10-minute walk away for regular swift services to Victoria and St Pancras. Queens Road Peckham is a 10-minute walk for services to London Bridge and the London Overground, which offers quick routes to Canary Wharf, Shoreditch and Whitechapel for the Elizabeth Line. You can be strolling along the Thames less than 30 minutes from your door. Nunhead boasts some great eateries, including Bar D4100 for pizza, the Old Nun's Head for more varied fayre, and Skehans (No. 1 London pub in Time Out in 2023), which also offers Thai food. The excellent shops include an independent butcher, a grocery shop, a deli and wine shop, the legendary Ayer's bakery, the Goodcup coffee shop, and El Vermut, which sells quality Spanish deli and doubles as a bar.

The front garden has lovely black railings and a wrought iron gate. A handsome and bespoke bike storage (with space for up to four bikes) sits neatly on the left side with a low maintenance green roof. The canary yellow original front door opens to high ceilings and timber floors. To the right of this you find a wonderful double reception stretching a fine length and presented in moody Inchyra Blue. An imposing original fireplace with beautiful tiling graces the front section as does a wide bay window. Bespoke shelving links the front fireplace to a further feature mantel - with wine storage!

An open arch leads rear from here to your magnificent full-width kitchen/diner with three over head skylights and dishy micro cement flooring. There's a huge island with breakfast bar, shelving and super counter space. A ceramic sink finishes the space nicely. Bi-fold glass doors open to a walled patio and onto a generous lawn with well stocked planter beds. The garden studio is delightful - with a vaulted rustic wooden ceiling and plenty of light. it's perfect for working from home, yoga or even guest storage!

Back inside you find the first return supplies a generous dual aspect double bedroom with rear views over the garden. Next to this is a bathroom with tile-panneled bath, modern suite, heated towel rail and skylight. A further mini ascent leads to the first floor revealing a wide front-facing master bedroom with lovely original stained timber floors, a wall of fitted storage and a triptych of double glazed sash windows. There's fitted storage on the landing opposite bedroom three. This is another fine double with fitted storage, original timber floors and a large rear facing sash window.

The pretty library, crafts store, bike shop and fishmonger save you the bother of leaving the locale. 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 Farmers Market on Sunday mornings in Peckham's town square, where you will also find the award-winning library, multiplex cinema and the Pulse Healthy Living Centre – all are within 15 minutes' walk. In the other direction is Nunhead cemetery, one of London's Magnificent Seven Victorian cemeteries, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's and the whole of London.

Tenure: Freehold

Council Tax Band: D

BRABOURN GROVE SE15
FREEHOLD



GROUND FLOOR

Approximate. internal area :
64.14 sqm / 690 sq ft

FIRST FLOOR

Approximate. internal area :
48.73 sqm / 525 sq ft

GARDEN ROOM

Approximate. internal area :
6.44 sqm / 69 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 119.31 sqm / 1284 sq ft

Measurements for guidance only / Not to scale

BRABOURN GROVE SE15
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

