Wooster & Stock

GORDON ROAD, NUNHEAD, SE15

FREEHOLD

£935,000

SPEC

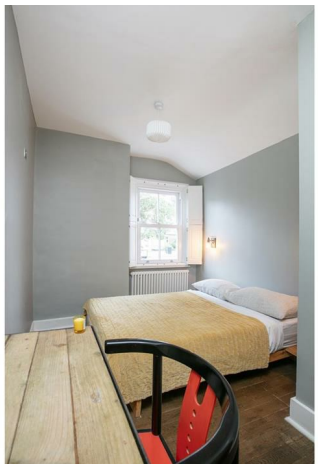
Bedrooms : 3
Receptions : 1
Bathrooms : 1

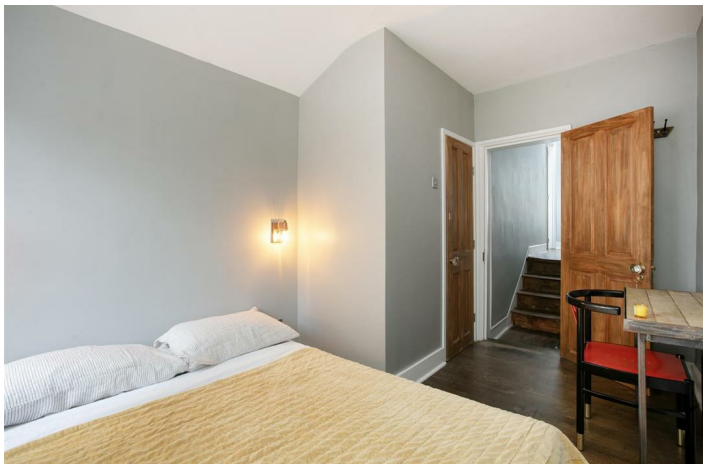
FEATURES

Chain Free
Beautiful Period Features
Fab 60ft Rear Garden
Expertly Chosen Paint Shades
Two Separate Boarded Storage Lofts
Restored Original Floorboards
Freehold

GORDON ROAD SE15

FREEHOLD





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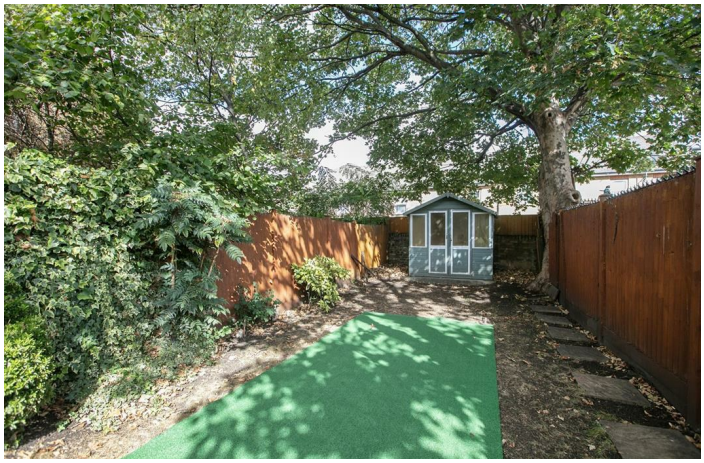

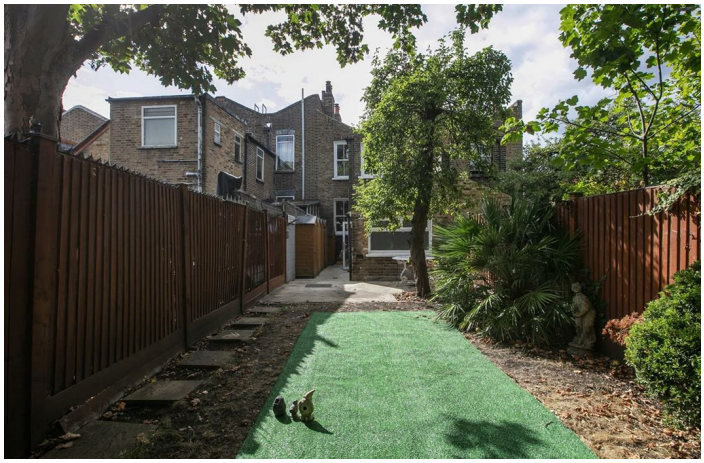

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Stunning Three Bedroom Victorian Home with Generous 60ft Garden - CHAIN FREE.

This mid-Victorian three bedroom home, originally built in the 1870's for railway workers, has been gifted a stylish and sympathetic refurbishment throughout. It forms part of a charming set of flat-fronted 1870's buildings named 'Hermon Cottages'. The handsome frontage has been carefully maintained, with traditional penny-roll repointing, a quality timber front door from the London Door Company and a bespoke cast-iron window pot holder commissioned to replicate the original. The accommodation comprises a lovely double reception, kitchen, bathroom and three double bedrooms (one with ensuite WC). Storage is taken care of with two separate, generously sized boarded and insulated loft spaces. Further attractions include beautifully chosen Farrow & Ball wall tones, period feature fireplaces, underfloor heating to the kitchen and bathroom/WC, and restored original floorboards through much of the property. The generous and peaceful 60ft rear garden also enjoys a mature fruit-bearing pear tree – reputedly one of the last remaining trees from a medieval Peckham orchard – imagine the pies! 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 eight minutes while Peckham Rye supplies additional central connections. Both of the latter stations also supply the popular Windrush Line. Nunhead Lane is a great place for local grocery shopping – it has a wet fish shop, a proper bakery and a greengrocer.

An arched light over the door affords airiness to the entrance hall with high ceilings, picture rails and lovely original corbels that meet in another graceful arch. A dishy double reception sits to the right with a large Italianate front-facing sash window enjoying beautiful shutters. The internal doors are stripped and aged and there are two noteworthy feature fireplaces – one further enhanced by amazing integrated shelving. The hall has two separate storage points under the original staircase which has polite balustrades and a hardwood handrail.

Next comes the kitchen which boasts sage cabinetry, solid oak counters and a large ceramic butler sink. Appliances include a four-ring NEFF induction hob, integrated fridge/freezer and an integrated Miele dishwasher. A floor-to-ceiling glass picture-window ensures lightness and there's an additional side-facing casement window. Underfloor heating adds a welcome touch of comfort. The bathroom completes the ground floor with a roll-top bath and separate walk-in shower. The loo and wash hand basin are each period style and there's a wide rear-facing frosted window.

Upward to the first floor you find a lovely master bedroom fronting the street through two gorgeous multi-pane double-glazed sash windows. Both have shutters and polite school house radiators underneath. There's another terrific tiled feature mantel with pretty hearth and some elegant egg & dart cornicing. Two separate, substantial boarded and insulated loft storage areas are accessed from the first floor, each with its own access point. Bedroom two, another double, boasts twin floor-to-ceiling bespoke wardrobes with wonderful solid oak detail. These sit either side of another beautiful feature fireplace. The third bedroom is a neat rear-facing double with garden views and adjoining ensuite WC.

You're within a 10-15 minute walk of all that Peckham has to offer, including the massively popular 'Frank's Café' – great for a summer pint and some fab city views. Peckham Bazaar is a much-loved local restaurant – it's just a moment's stroll. Or, for any amount of fresh 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, cafés, delis, 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 are the Horniman Museum, South London Gallery and the Hannah Barry Gallery.

Tenure: Freehold

Council Tax Band: D

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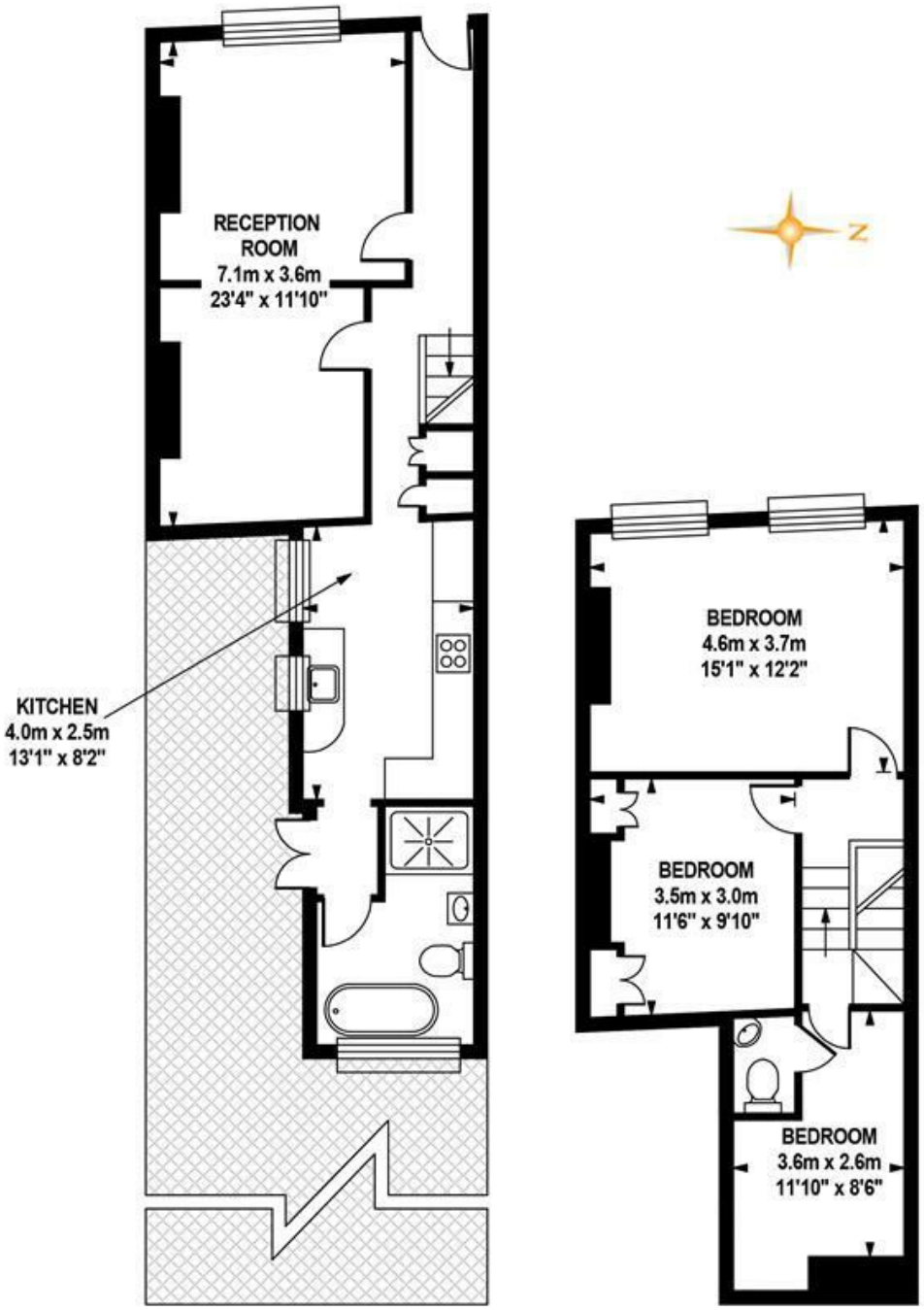

GROUND FLOOR

Approximate Internal Area :-
51.28 sq m / 552 sq ft

FIRST FLOOR

Approximate Internal Area :-
43.01 sq m / 463 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 94.29sq m / 1015 sq ft
Measurements for guidance only / not to scale

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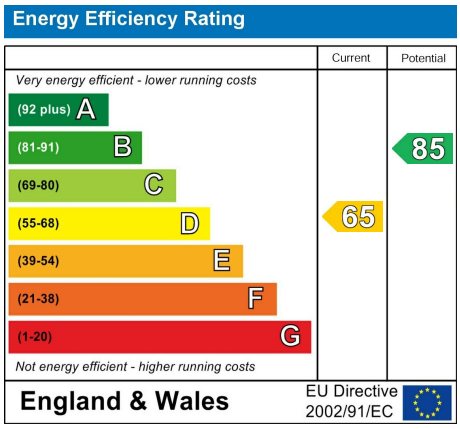
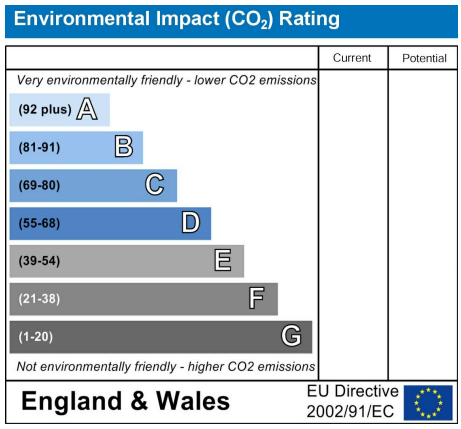
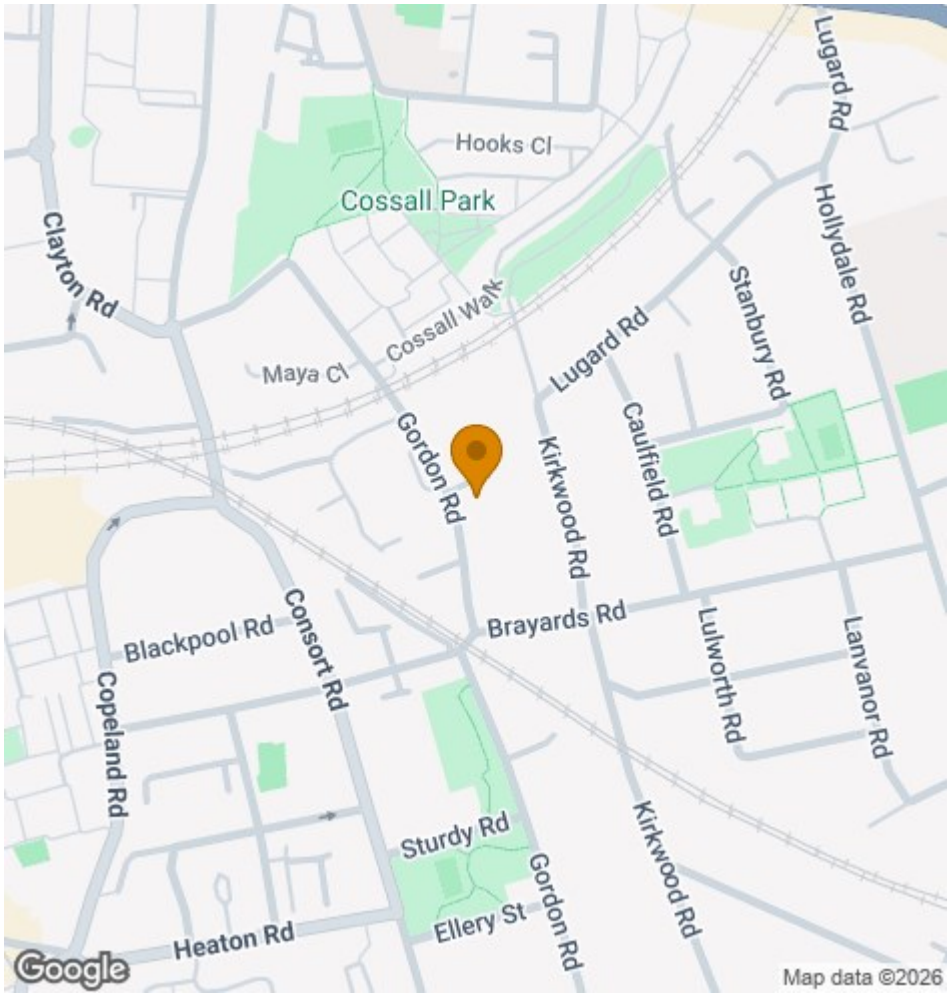




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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