Wooster & Stock

GORDON ROAD, NUNHEAD, SE15

FREEHOLD

£650,000

SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

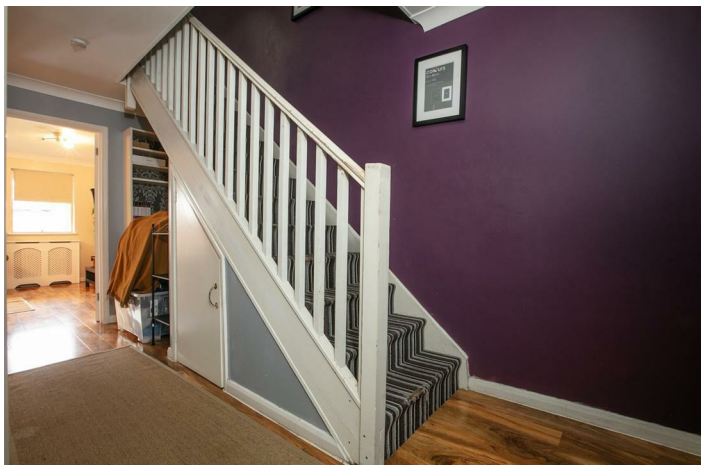
FEATURES

Mature Parkside Location

Modern Kitchen/Diner

Pretty Garden with Studio

Freehold



GORDON ROAD SE15

FREEHOLD

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Excellent Three Bedroom Home with Garden Room and Park Views - CHAIN FREE.

Sitting directly opposite the wonderful newly merged Consort and Harold Moody Parks, this fantastic three bedder enjoys a mature, yet convenient location. The accommodation is generous throughout with good room sizes and a symmetrical, pleasant layout. There's a modern kitchen/diner, nicely sized reception, three fab bedrooms, ground floor wc and bathroom. A well proportioned rear garden with studio (perfect for working from home!) completes the offering. 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. Once completed, the merging of the two parks directly opposite will have ab improved children's play area and some wonderful new natural attractions including 22 new trees, a dense urban forest of 105 small trees and shrubs, plants and wildflower meadows.

A neat walled front garden invites you inward. The inner hall is wide and will comfortably house brollies and coats. Immediately on your left sits the kitchen/diner which boasts sleek, grey cabinetry, recessed storage and plenty of space for the family dining table. Further along the hall you meet the reception which spans the full width of the house to the rear and supplies access to the garden. The studio sits to the rear of the lawn and offers any amount of uses. There's a handy guest wc in the main hall next to the staircase. Upward to the first floor you find a long, carpeted landing. The front aspect bedroom is a healthy double with two windows, each with louvered blinds. Next comes the bathroom, with tear-drop bath and modern suite. A second large double stretches confidently off the landing with garden views. Last but not least comes a third bedroom, also with garden views.

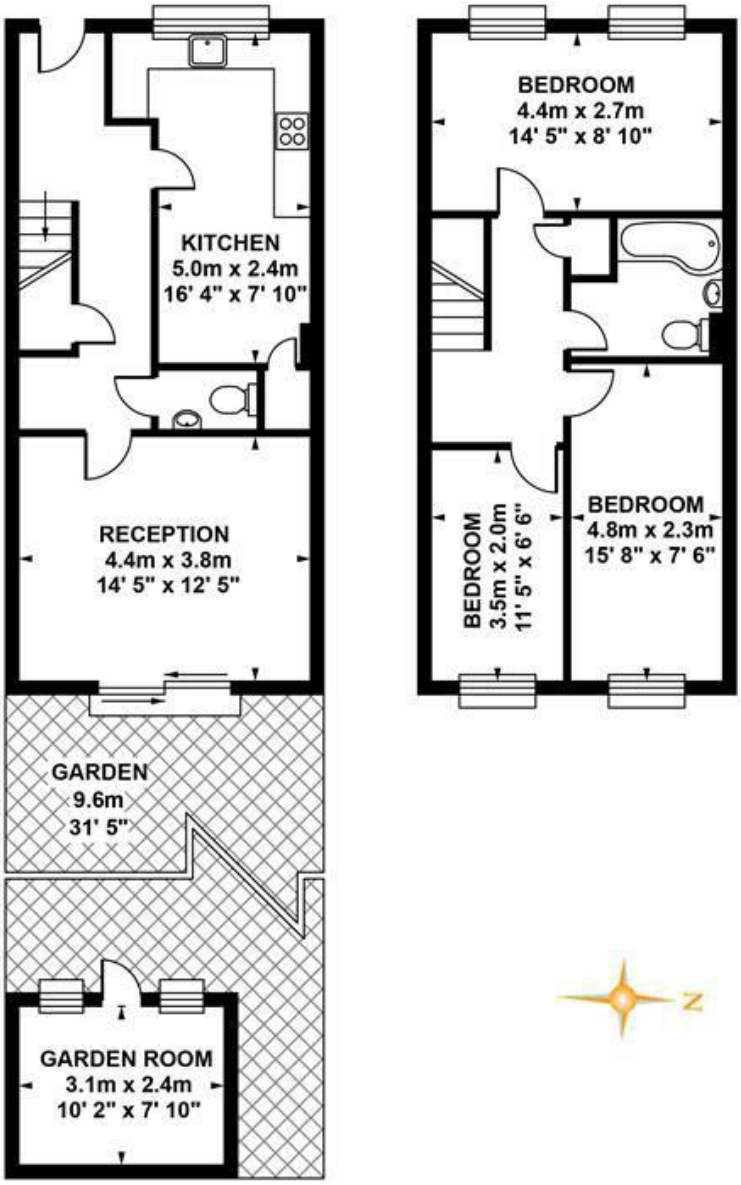
You're within a 10-15 minute walk of all that Peckham the massively popular 'Frank's Cafe´' - great for a summer pint and some fab city views. Peckham Bazzar is a much-loved local watering hole - it's just a moment's stroll. Or, for any amount of exotic produce, nip down to Rye Lane which is equally 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.

Tenure: Freehold

Council Tax Band: D

GORDON ROAD SE15

FREEHOLD



GROUND FLOOR

Approximate. internal area :
43.12 sqm / 464 sq ft

FIRST FLOOR

Approximate. internal area :
43.12 sqm / 464 sq ft

OUTBUILDING

Approximate. internal area :
7.44 sqm / 80 sq ft

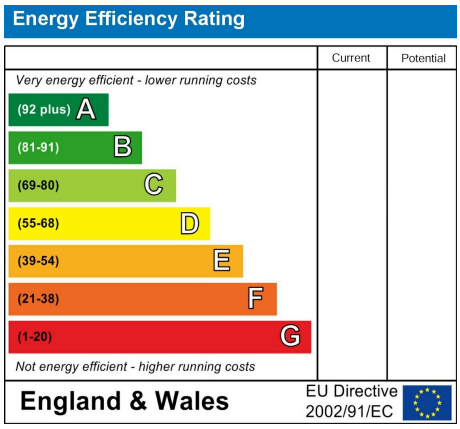
TOTAL APPROX FLOOR AREA (excluding Garden Room)

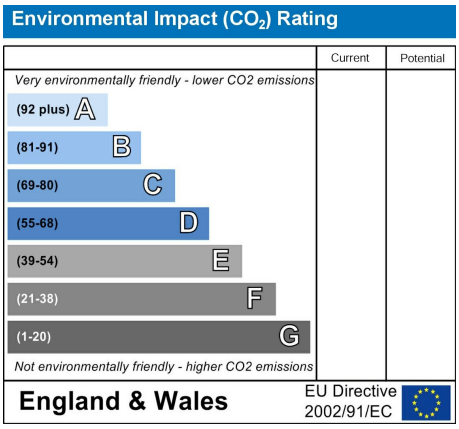
Approximate. internal area : **86.24** sqm / **928** sq ft

Measurements for guidance only / Not to scale

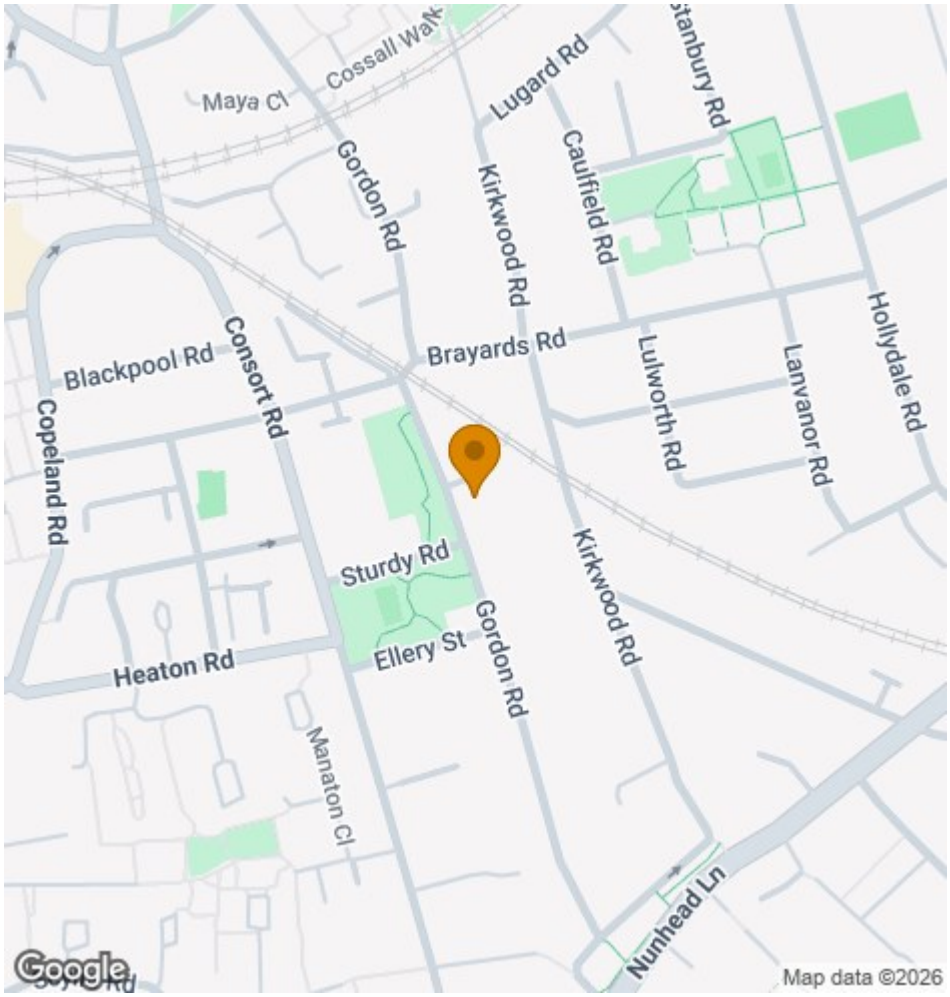
GORDON ROAD SE15

FREEHOLD





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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