

IVYDALE ROAD, NUNHEAD, SE15
FREEHOLD
OFFERS IN EXCESS OF £1,000,000



SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

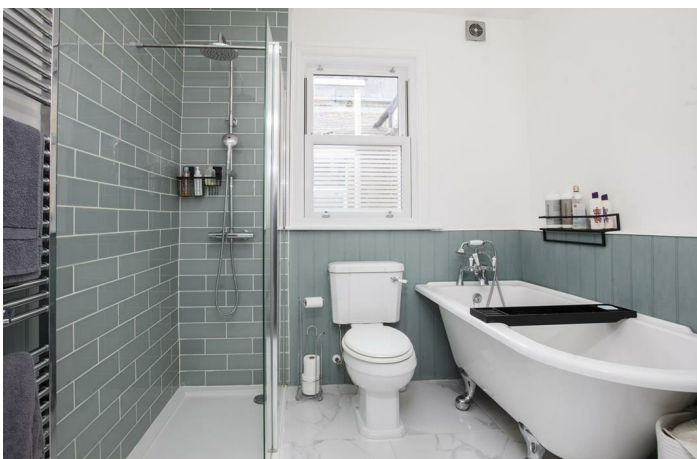
Newly Refurbished
Impressive Proportions
Backing onto Nunhead Cemetary
Period Features
Freehold
Virtual Tour Available



IVYDALE ROAD SE15
FREEHOLD



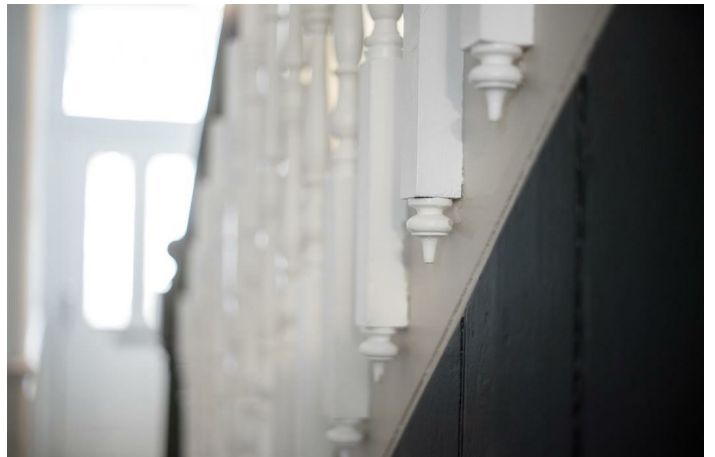
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Newly Refurbished Three Bedroom Victorian Home With Slick Finish and Generous Garden- CHAIN FREE.

This larger than average three bedder has been gifted a fancy refurb throughout. Spread over two fab floors you're treated to a huge double reception, fancy kitchen/diner, three proper double bedrooms, guest wc and bathroom. The finish is neutral and stylish and there's a healthy sprinkling of original charm - fireplaces, stucco work and staircase. Nunhead Station is a short walk away, meaning you can be in Central London just over 20 minutes after leaving the front door. Stroll down to Nunhead Green for pubs, restaurants, a deli, greengrocer and an amazing fishmonger. Just a little further are Peckham and East Dulwich both homes to some achingly fashionable eating and drinking spots as well as having an independent cinema each.

The handsome red bricked exterior invites you through a neat front garden with ornate gate. A recessed portico leads into the hall which enjoys high ceilings and some fabulous tessellated tiled flooring. Bespoke wooden wall panelling continues right into your fantastic double reception which runs semi-open plan with the hall for maximum space. High ceilings, cornicing and a period fireplace beckon you forth. The front section boasts a contemporary log burner flanked on either side by raised fitted storage. A front bay and rear French doors supply plenty of light. Continue down the hall to find a handy wc preceding your amazing kitchen/diner. This stretches almost 25 ft and incorporates abundant cooking, dining and entertaining space. Appliances include dishwasher, four ring hob and oven. Further double doors open wide to your leafy and mature garden which backs onto the much celebrated Nunhead Cemetery. A rear decked patio supplies the perfect space to enjoy the surrounding peace.

Back inside, head up your gorgeous original staircase (with expertly recrafted balustrades) to find a generous carpeted landing. The master bedroom fronts the street into the full width of the house. Dappled leafy shade makes it a private and pleasant space - as does a most charming original feature fireplace. A second double bedroom with fancy feature fireplace comes next along the landing. It has a peaceful rear aspect and plenty of space for a double bed and storage. The bathroom is further along the landing and enjoys both bath and walk-in shower. Last but not least is your third double bedroom which, as you'd expect, hosts a beautiful feature fireplace.

Walk to Nunhead station (Zone 2) in less than 8 minutes for trains to Blackfriars (St Pancras during the week) and Victoria. In the other direction the P12 will take you to Peckham Rye or Honor Oak Park Station for trains to London Bridge and Canary Wharf (via Canada Water) too. Bus No. 343 will also take you to London Bridge and New Cross Gate and the 484 will go to Lewisham. Brockley and Queen's Road Peckham stations on the TFL Overground line are each easily reached on foot. The recently refurbished and family friendly pubs of The Waverley and community pub The Ivy House are tantalisingly close, and you'll find local shops, eateries and pubs on Nunhead Lane. A little further afield is Peckham Rye park, and the shops, restaurants, and pubs of East Dulwich. Whilst Peckham is awash with eateries, funky bars and artistic endeavours. We love Frank's Cafe roof top bar and restaurant - great for some tunes and views. Keeping fit? Peckham Pulse is a short bus ride and has a good gym, two swimming pools and loads of evening classes. The highly considered Ivydale Primary School is but a short hop making your life easy peasy in the mornings!

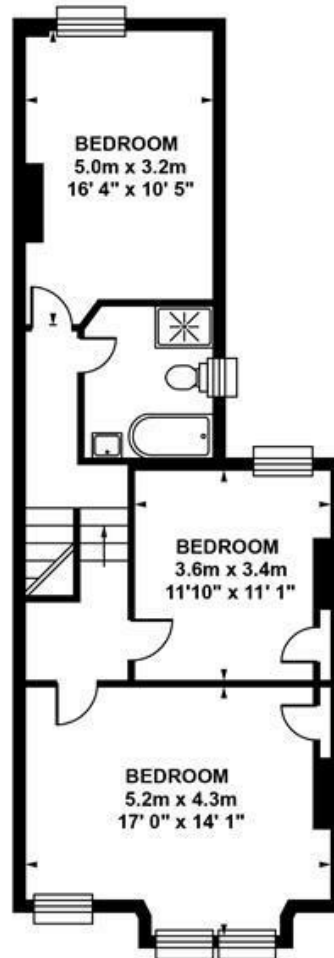
Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
64.49 sqm / 694 sq ft



FIRST FLOOR

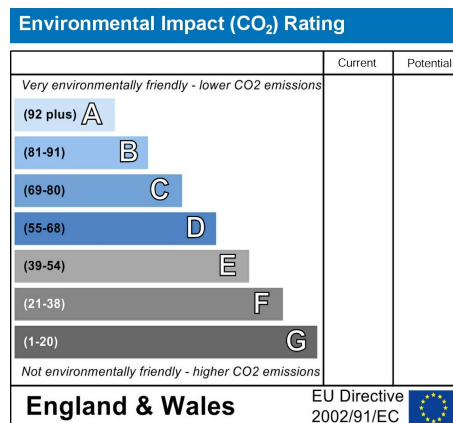
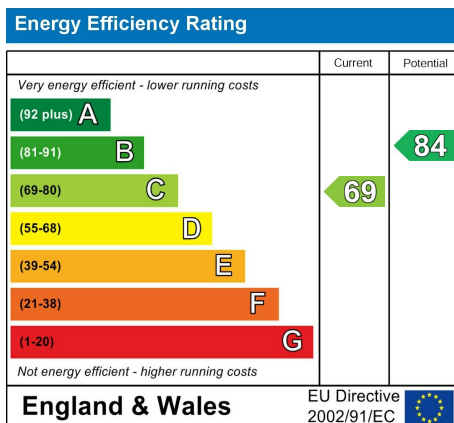
Approximate. internal area :
63.81 sqm / 687 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 128.30 sqm / 1381 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.

