

HOWBURY ROAD, NUNHEAD, SE15

FREEHOLD

£950,000

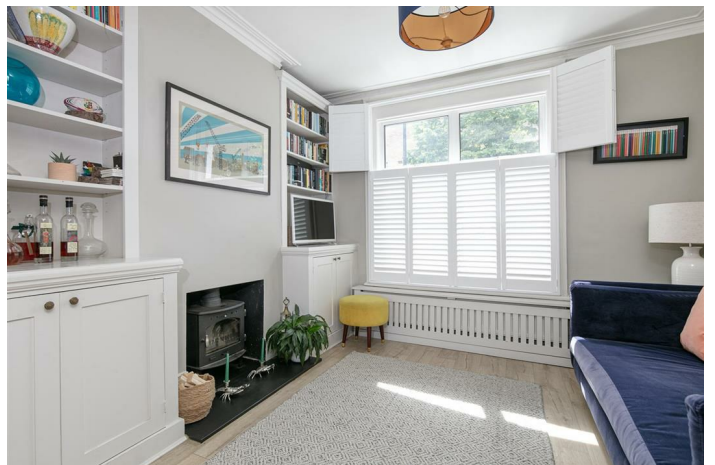
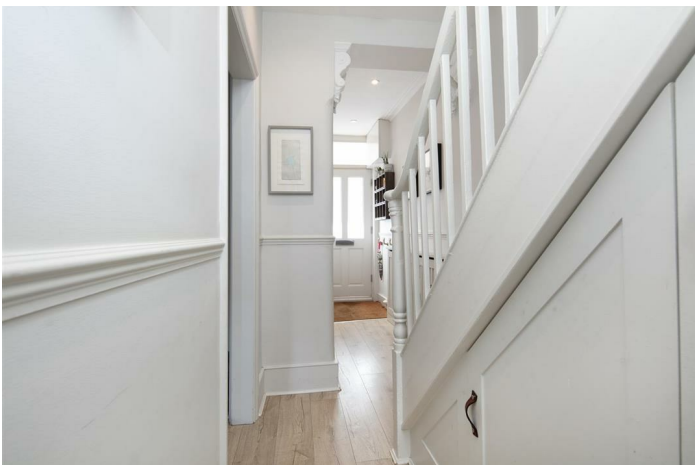


## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 1

## FEATURES

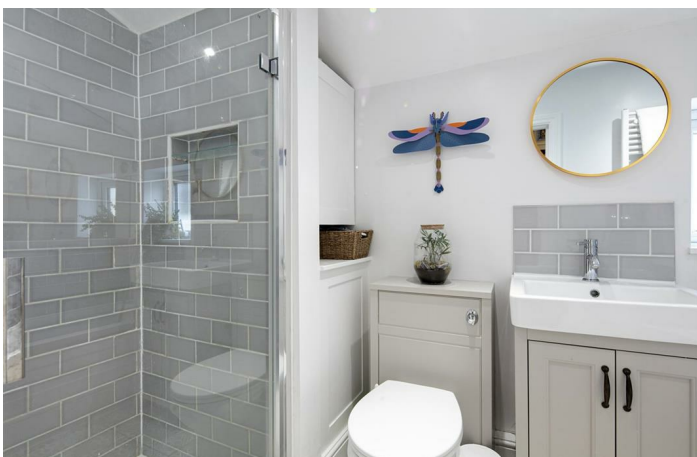
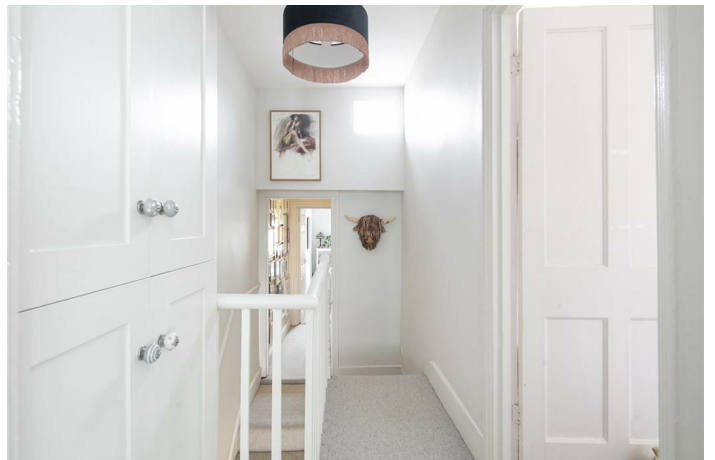
Pretty Rear Garden  
Tasteful Decor Throughout  
Mature Popular Location  
Bespoke Storage  
Freehold



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Charming Three Bedroom Victorian Home With Gorgeous Garden.

You're going to love this three bedder! Boasting a stylish and sympathetic interior, tasteful contemporary kitchen/diner and magnificent rear garden - the property will impress you no end. The accommodation, over two lovely floors, further comprises three dishing bedrooms, double reception, modern bathroom and a handy wc. There's plenty of storage too! This house is just a few minute's walk from the delightful Nunhead high street with a coffee shop, bakery, butcher, fishmonger, green grocer and Co-op. It is also just 5 minutes from Nunhead Station and 10 minutes from Queens Road Peckham Station.

The hall greets you with crisp neutral decor, simple coving and original dado rails. Ornate corbels and engineered wooden flooring complete the look. The double reception has low level storage units and shelving either side of a cast iron stove. Large windows to front and rear afford plenty of light and you'll note louvered blinds. Further along the hall you find the stairs ingeniously features three separate bespoke storage points. This is followed by a nifty space-saving laundry cupboard with plumbing for the washing machine. Opposite this sits a well appointed wc with yummy designer wallpaper.

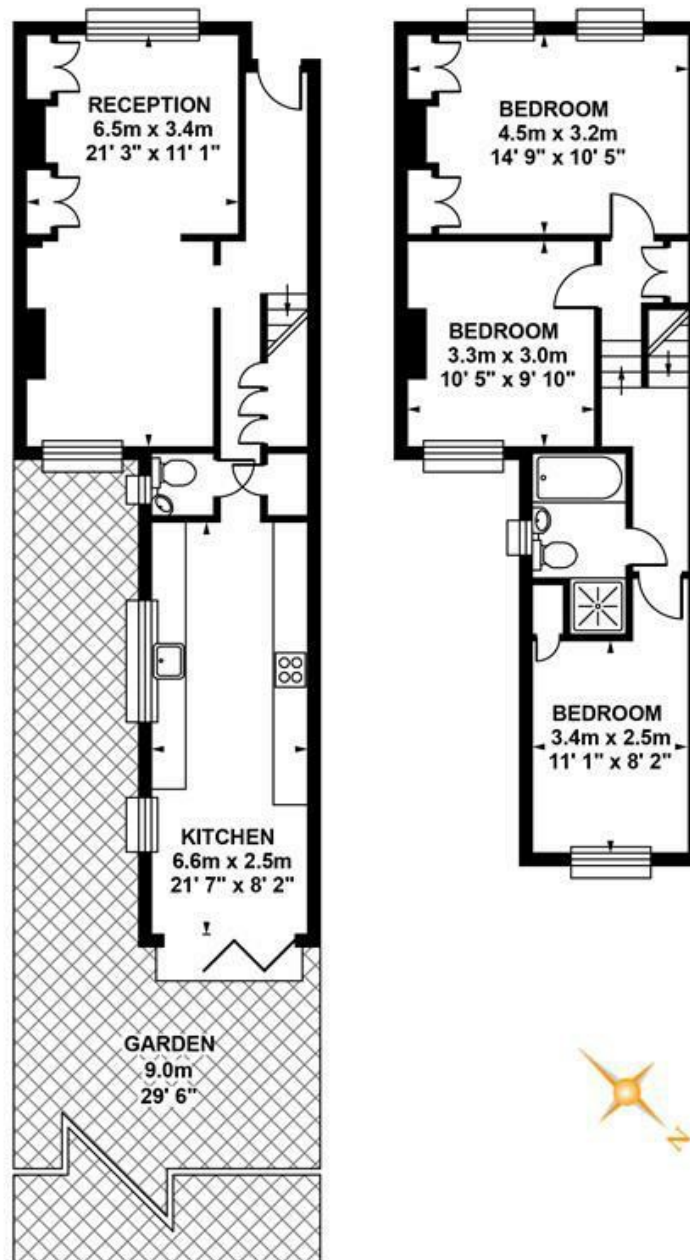
The kitchen runs generously from the end of the hall with opposing rows of solid oak-topped counters, a handsome ceramic sink and drainer, four ring gas hob and oven. A lovely dining area precedes bi-fold doors to the patio, which wraps around the side of the kitchen. Steps leads up to your healthy lawn which precedes a Griselinia fringed patio space. Handsome grey fencing finish it all off perfectly.

Heading to the first floor, you find the landing is carpeted and bright with fitted storage and plenty of hanging space. Bedroom one is a front facing double with twin bespoke storage and more lovely louvered blinds. Next in line comes bedrooms two - a carpeted double with pleasant garden views. The bathroom is a real treat, boasting lovely tiling, walk-in shower with drencher, white suite and bath. Last but not least comes a third double with more quality carpeting, recessed storage and garden views.

Nunhead Nature Reserve and cemetery is just around the corner, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's. Peckham Rye Common is an easy stroll as is the Farmer's Market in Peckham's town square on Sunday mornings, the award-winning Peckham library, multiplex cinema, Pulse Healthy Living Centre with a hydro-pool and large swimming-pool. You're also close to some highly regarded state primaries such as Edmund Waller and Ivydale and there are some great independent schools in nearby Dulwich and Herne Hill as well as the highly-acclaimed Haberdasher-Aske's.

Tenure: Freehold

Council Tax Band: D



**GROUND FLOOR**

Approximate. internal area :  
48.53 sqm / 522 sq ft

**FIRST FLOOR**

Approximate. internal area :  
45.95 sqm / 495 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 94.48 sqm / 1017 sq ft  
Measurements for guidance only / Not to scale

HOWBURY ROAD SE15  
FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

