Wooster & Stock

KIMBERLEY AVENUE, NUNHEAD, SE15

FREEHOLD

£775,000

SPEC

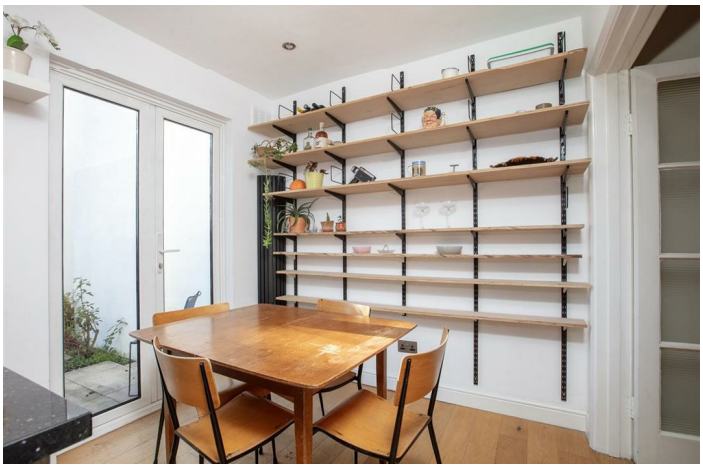
Bedrooms : 2
Receptions : 1
Bathrooms : 1

FEATURES

Fabulous South-Facing Garden
Large Garden Studio
Original 1950's Features
Freehold

KIMBERLEY AVENUE SE15

FREEHOLD



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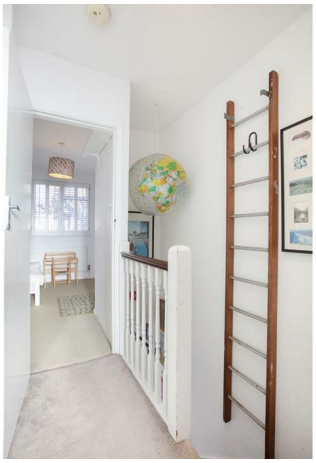

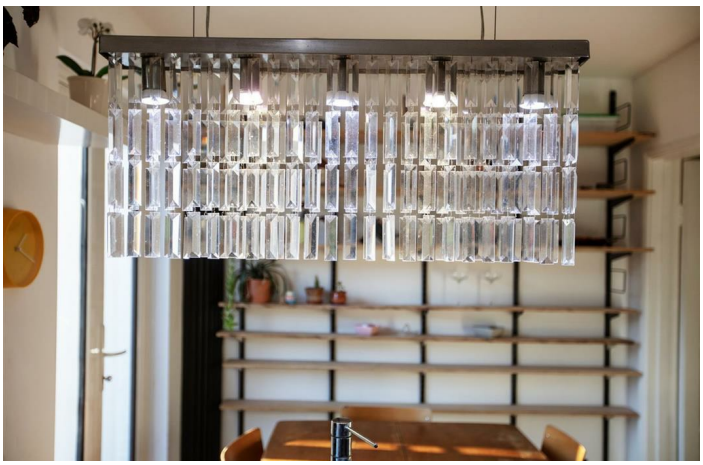

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FREEHOLD

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Versatile Two Bedroom 1950's Home with South Facing Garden and Studio - CHAIN FREE.

Find this splendid 1950's classic, along a mature and friendly tree-lined row but moments from the boho amenities of Nunhead. The interior enjoys some wonderful original 50's features and a versatile layout that affords ample lounging, entertaining, study and slumber space. Ideally situated just moments from Nunhead station and within easy walking distance of the independent shops and amenities along Evelina Road, this well-presented home offers two bedrooms together with a highly versatile additional room. The accommodation further comprises a modern bathroom, kitchen/diner and a lovely front-facing reception with wide square bay window. A generous south-facing garden stretches over 40ft and includes a large garden office with sliding glass doors facing up the lawn. Should you tear yourself away you'll find the area continues its stratospheric rise in popularity. Nunhead Green is a delight since its refurb - a real joy on a sunny day. You're within a stroll of Peckham Rye Common and Park and Nunhead Lane has a really lovely mix of independent shops and eateries. Benefiting from excellent transport links into central London and a lively local high street nearby, this property is an ideal choice for first-time buyers, professionals or small families seeking a blend of convenience and character.

A handsome exterior sits comfortably into its period surroundings with a wrought iron gate opening to a neat front garden - perfect for bikes and bins. The hall is kept light and airy by an original mottled glass window with plenty of space for coats and brollies. An original door opens to the right to a generous living room which dips front through the square bay window. Plantation shutters allow for privacy while binge-watching. To the rear you find wide original glass doors opening to the full-width kitchen/diner which has delightful shelving, a bright family/formal dining space and granite counters atop contemporary cabinets. The dishwasher, fridge/freezer and washing machine are each integrated. Twin sets of double doors each open rear to a paved patio from whence you enjoy a generous lawn and that fantastic garden room. Work-from-home or stashing unsightly guests - it's a most useful space.

Back inside head upward to the first floor where you find a light, neutrally decorated landing. The walk-through room, positioned between the front bedrooms, lends itself perfectly to a variety of uses, including a home office, nursery, dressing room or study, making it particularly well suited to modern living. There is recessed storage and bespoke shelving to help keep things neat and tidy. A large rear-facing double bedroom boasts garden views and there's a modern bathroom with white suite off the landing.

For transport, Nunhead station is a mere two minute walk and provides regular trains to Victoria (15 minutes), Blackfriars (15 minutes) and St Pancras (30 minutes). The London Overground line at Brockley or Queen's Road are each an easy walk as are direct trains to London Bridge from Queen's Road Peckham. Nunhead Green is a pretty place to relax with the papers and keep the kids happy - we even have an office in the area! You're within a pleasurable stroll of Nunhead Cemetery which is widely considered a hidden gem offering atmospheric strolls and great views over London. Lordship Lane and its unbeatable mix of cafés, bars, boutiques and amenities is within easy reach on foot.

Tenure: Freehold

Council Tax Band: C

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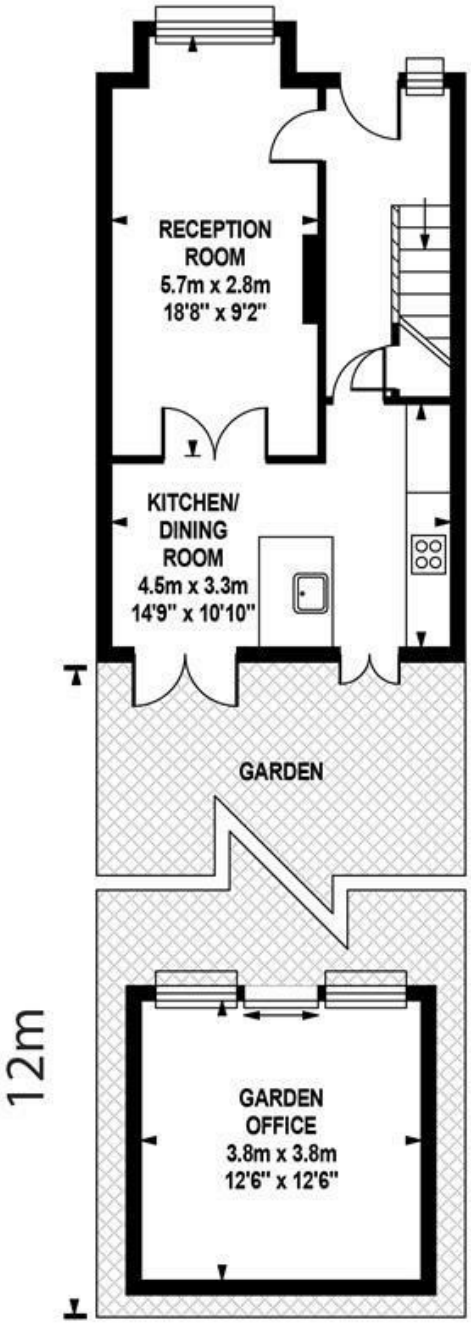
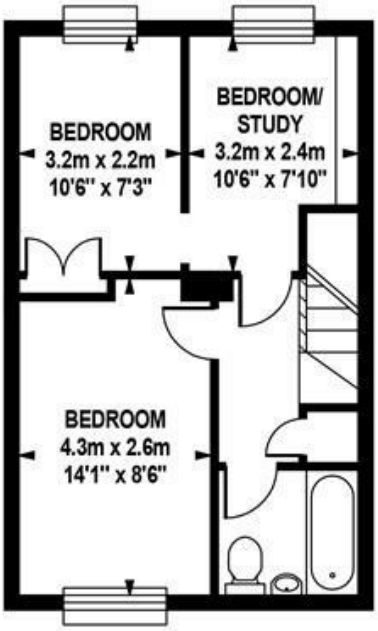
FREEHOLD



GROUND FLOOR

Approximate Internal Area :-
50.63 sq m / 545 sq ft



FIRST FLOOR

Approximate Internal Area :-
34.93 sq m / 376 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 85.56 sq m / 921 sq ft
(Including Garden Office)
Measurements for guidance only / not to scale

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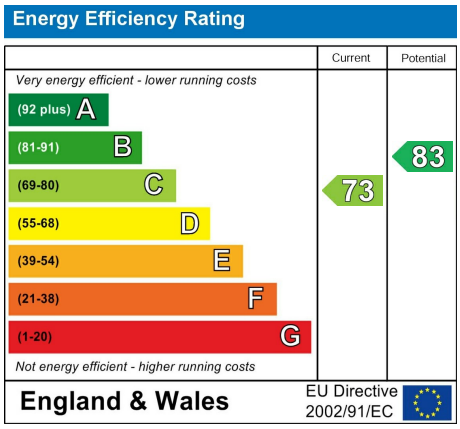
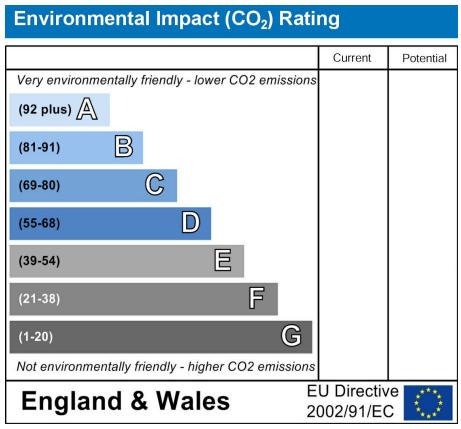
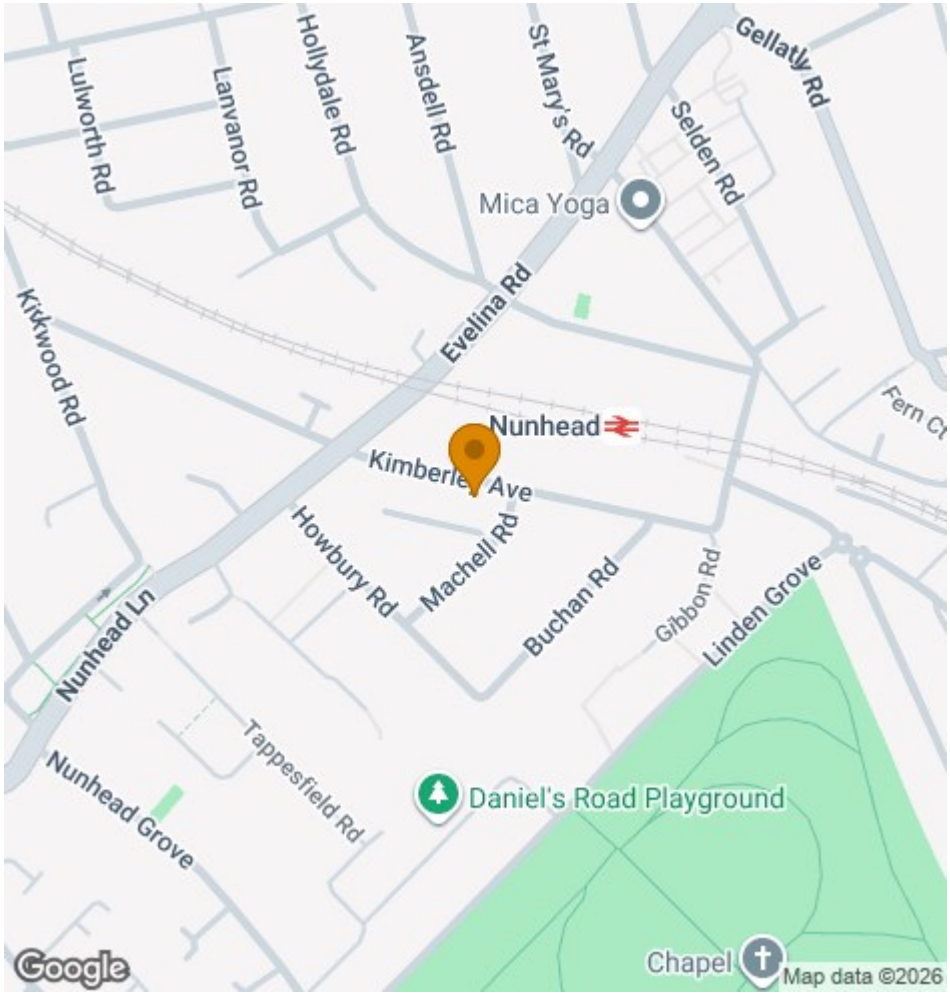




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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