

NUNHEAD GROVE, NUNHEAD, SE15

FREEHOLD

£750,000

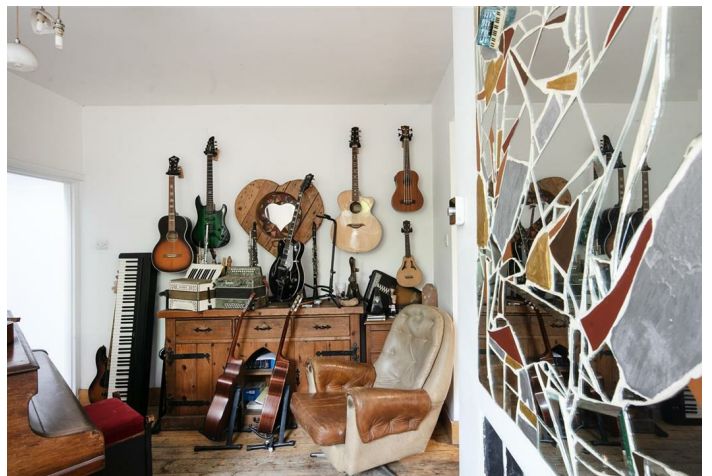
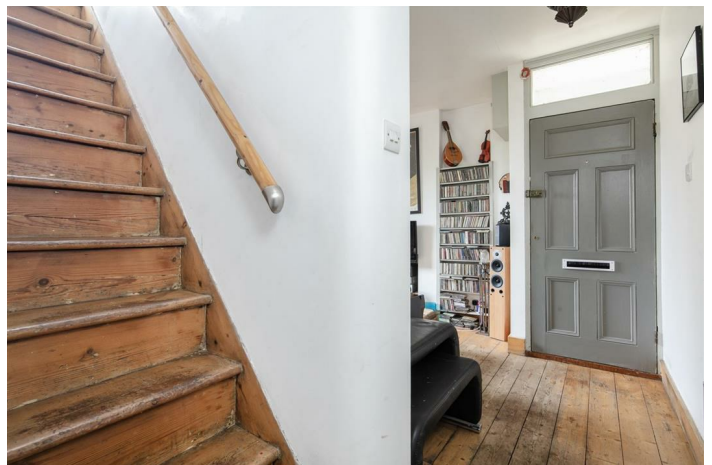
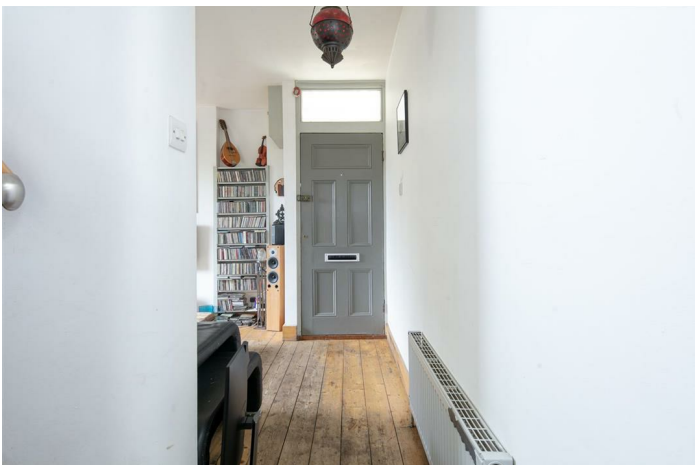


SPEC

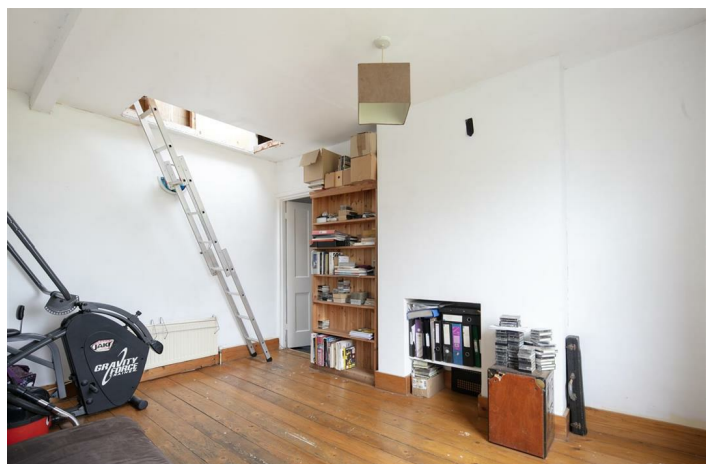
Bedrooms : 2
Receptions : 1
Bathrooms : 1

FEATURES

Wonderful Peaceful Setting
Large Boarded Loft
Generous Garden With Studio
Period Features
Freehold



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Unique Two Bedroom Period Home With Generous Garden, Loft and Studio - CHAIN FREE.

Tucked away in a tranquil, leafy, period setting off the well placed Nunhead Grove, sits this uniquely charming end of terrace two bedroom gem. Enjoying a quirky, peaceful appointment and plenty of potential, the property further benefits from a large boarded loft space and separate garden studio. The accommodation further comprises reception, kitchen/diner, two double bedrooms and bathroom. The garden is suitably sizeable and promises a superb place to unwind. In spite of the tranquillity you can walk to Nunhead station in a mere seven minutes for swift services to Elephant & Castle, Blackfriars, Farringdon and Luton. Peckham Rye station is walkable in 15-20 minutes for further mainline services and the London Overground Line. 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.

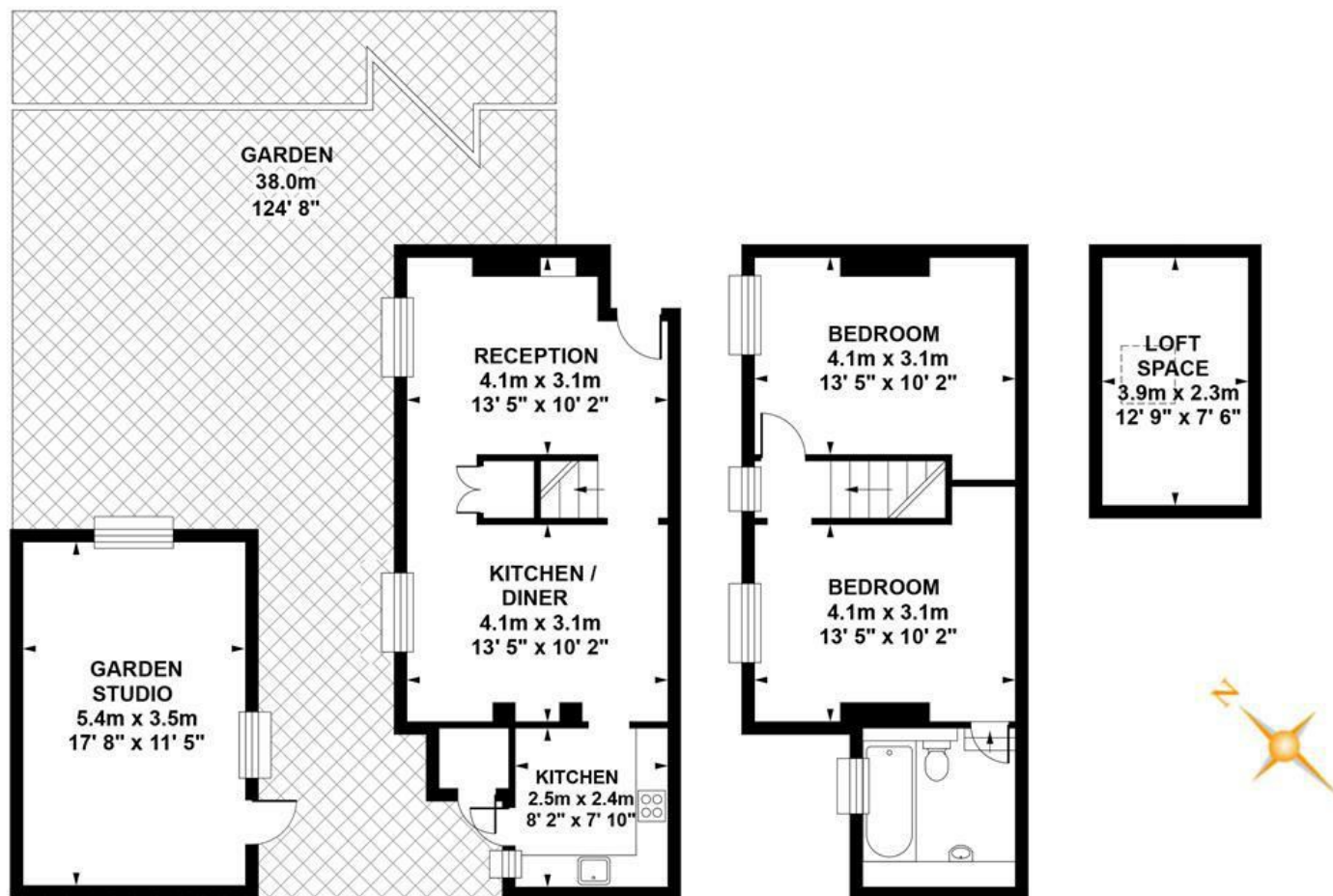
A long, leafy pedestrian avenue, lined with mature shrubs and flowers leads off Nunhead Grove. Enter to the end of the terrace through a recessed portico shared with next door. The reception greets you with lovely aged original boards a peaceful private aspect and plenty of space for lounging. The kitchen/diner sits to the rear and will house further merriment. A nicely arranged kitchen adjoins to the rear with wooden cabinets and counters as well as garden access. Outside you find a generous garden with plenty of scope for sun-baking, veg-growing and posies. A large separate garden room, currently used as a studio, will host any number of endeavours.

Back inside, head upward to the first floor to find an original staircase leading to a pretty side aspect sash window. The first double bedroom sits to the right with a charming period feature fireplace, original floorboards and more peaceful views. Bedroom two has much the same generous proportions and access to a well appointed bathroom. There is also stair access to the loft space which has plenty of potential.

Nunhead station is a seven minute morning stroll for trains to Victoria, Blackfriars, City Thames Link and St Pancras. Peckham Rye Station is a 15-20 minute walk or easy 4 minute bus journey. It boasts swift, regular services to London Bridge and Victoria, and the London Overground tube line, which offers direct access to Shoreditch, Islington, Clapham Junction and beyond. Nunhead boasts some lovely eateries. Four Hundred Rabbits has some lovely nosh and 'Kudu Brai' is proving a hit. The Old Nun's Head does a lovely craft pint and more tasty fair. They have regular events and themed evenings too. A book shop, butcher and fishmonger will save you the bother of leaving the locale too. The glorious and well kept secret that is Peckham Rye Park is just a stone's throw away. Games fields, an ornamental garden, arboretum, bowling green, duckpond and outdoor gym will appeal to all tastes. Carry on through the park and further afield you'll find the delightfully eccentric Horniman Museum, and Britain's oldest public gallery, Dulwich Picture Gallery. For fabulous views across the whole of London head to the top of One Tree Hill. Even closer is the sublime and historical Nunhead Cemetery - a wonderful experience!

Tenure: Freehold

Council Tax Band: D



OUTBUILDING

Approximate. internal area :
18.90 sqm / 203 sq ft

GROUND FLOOR

Approximate. internal area :
36.32 sqm / 391 sq ft

FIRST FLOOR

Approximate. internal area :
36.17 sqm / 389 sq ft

SECOND FLOOR

Approximate. internal area
8.97 sqm / 97 sq ft

TOTAL APPROX FLOOR AREA (excluding Loft & Studio)

Approximate. internal area : 72.79 sqm / 784 sq ft

Measurements for guidance only / Not to scale

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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

