

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



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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 an 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 Bazaar 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

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GROUND FLOOR

Approximate. internal area :
43.12 sqm / 464 sq ft

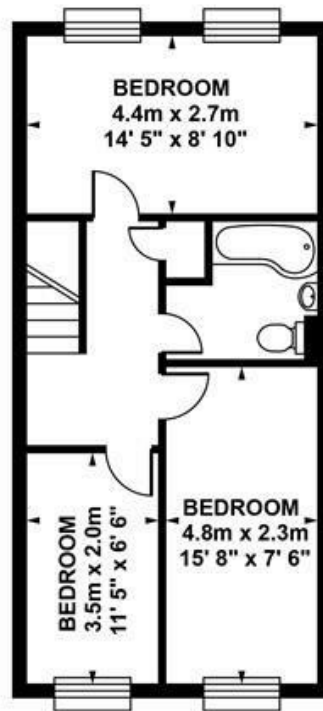
OUTBUILDING

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



FIRST FLOOR

Approximate. internal area :
43.12 sqm / 464 sq ft



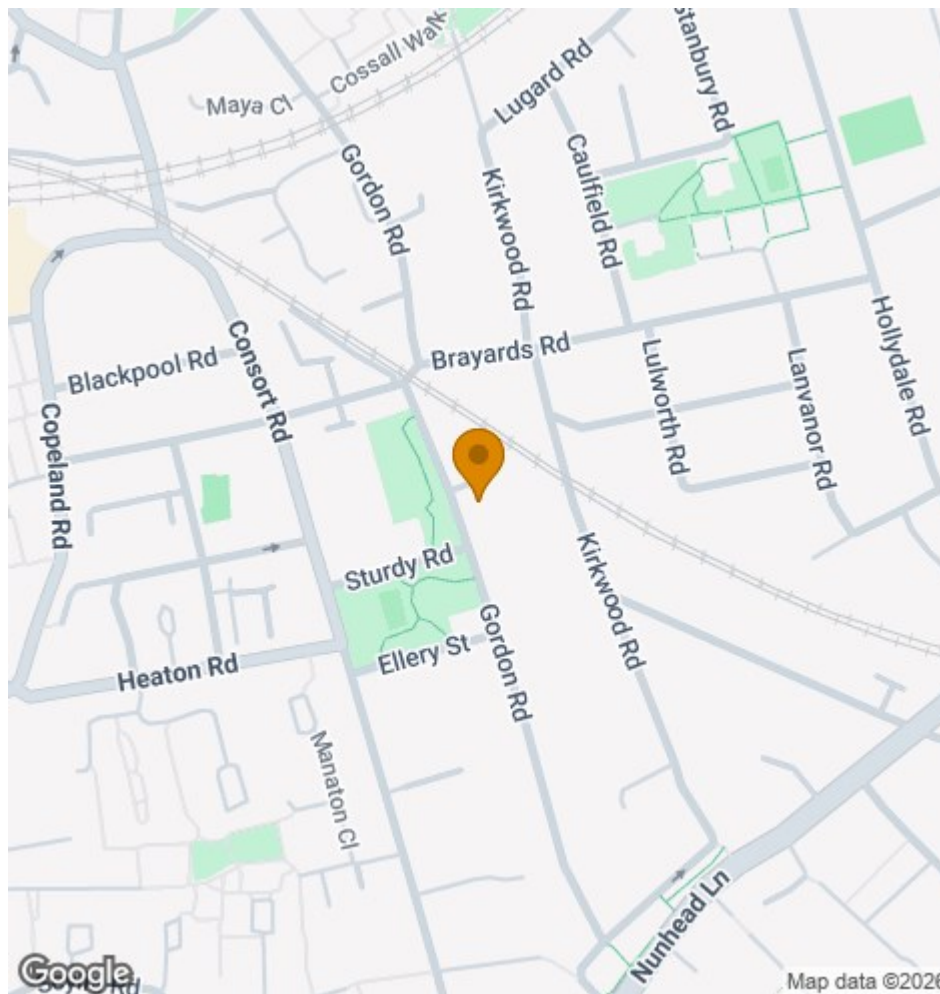
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FREEHOLD

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		
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.



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