Wooster & Stock

# GORDON ROAD, NUNHEAD, SE15

FREEHOLD

OFFERS IN EXCESS OF £950,000







## SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 2

## FEATURES

Period Features
Laundry/Utility Area
Bike Storage
Farrow and Ball Decor
Freehold








GORDON ROAD SE15
FREEHOLD













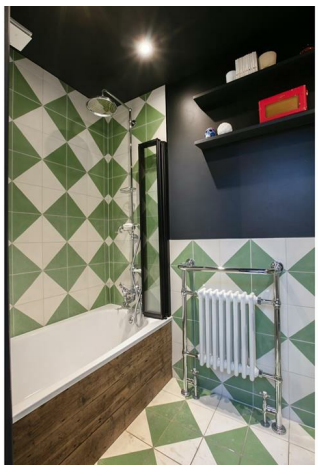



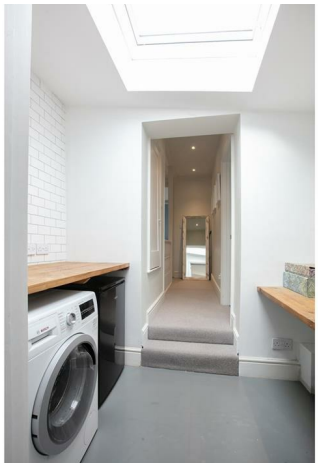

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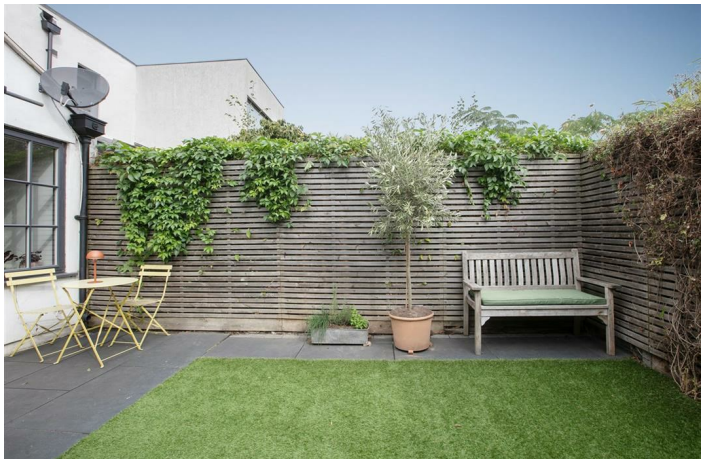

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Pretty Three Bedroom Period Home with Stylish Finish.

This fantastic three bedroom period home has been gifted some wonderful touches including newly fitted wooden framed double glazed sash windows, contemporary kitchen and some fab Farrow and Ball styling. The accommodation is spread generously over two lovely floors and comprises a huge open plan kitchen/diner with comfortable lounge, separate reception room, two large double bedrooms and a cute single room, bathroom, utility/laundry area and shower room. There's some delightful period features and a pretty rear garden for the summer gatherings. Location-wise, you are close to two great stations: Queens Road Peckham will get you into London Bridge in eight minutes while Peckham Rye serves trains to Victoria, Blackfriars and London Bridge. Both stations each also enjoy the Windrush 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. Even closer is the fantastic nearby arches development which includes yoga, pilates, sauna and gym!

A pretty picket fence and high well-manicured hedging lead inward to a tiled path. There's discreet bike storage and plenty of space for plants and bins. Farrow and Ball's rich blue-black 'Railings' graces the fencing and either side of your handsome door. It's all finished beautifully. Inside the hall first leads to your front facing reception which has timber flooring, feature fireplace and picture rails. Next you meet a second lounge which stretches to the full width of the house with more Farrow and Ball tones. A contemporary bathroom with bath, loo and lovely stone tiling precedes the glorious kitchen/diner which runs full-width and will seat 12 or more for dinner. Cabinets and counters run on two walls with a four ring gas hob, SMEG oven and sliding doors opening to your fab rear garden. It's a really pleasant space that is not overlooked - great for sunbathing.

Upstairs you meet a front aspect double bedroom enjoying a bright south westerly aspect through two recently instated wooden-framed double glazed sash windows. These run gracefully throughout. Original storage hugs the right side of the feature fireplace and there's a neat modern fully tiled ensuite shower room. A carpeted landing next delivers your pretty nursey/study which is gorgeous in green and boasts another dainty feature fireplace. A large rear aspect casement supplies tonnes of light. Raised recessed storage on the landing precedes a handy utility area with space and plumbing for the washing machine and opposing rows of counter space. It's kept light and lovely by a large skylight. The third bedroom, another fab double enjoys an airy dual aspect, fitted storage and some bespoke cabinetry that includes book shelves and wardrobe space.

You're within a 10-15 minute walk of all that Peckham has to offer such as the massively popular Frank's Cafe - great for a summer pint and some fab city views. Peckham Bazaar, a much-loved local restaurant is just a moment's stroll. 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, cafes, delis and pubs - 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:

GORDON ROAD SE15
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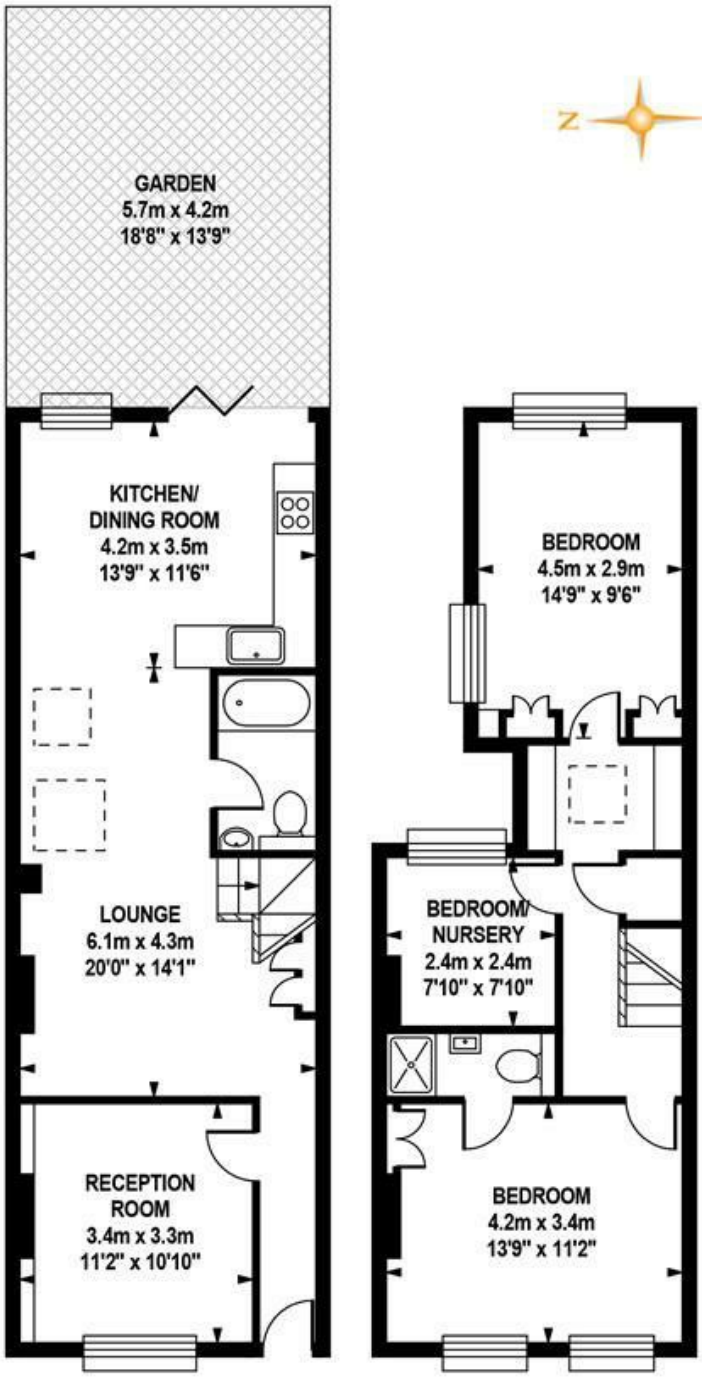


## GROUND FLOOR

Approximate Internal Area :-
55.00 sq m / 592 sq ft

## FIRST FLOOR

Approximate Internal Area :-
45.80 sq m / 493 sq ft

## TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 100.80 sq m / 1085 sq ft
Measurements for guidance only / not to scale

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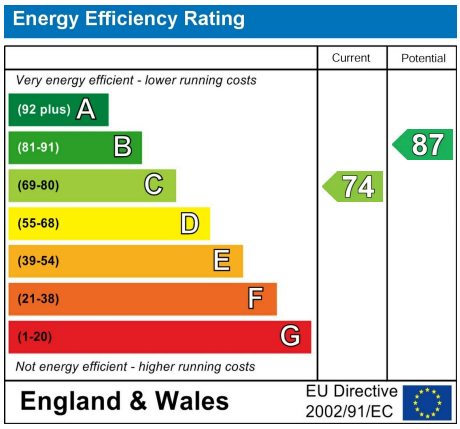
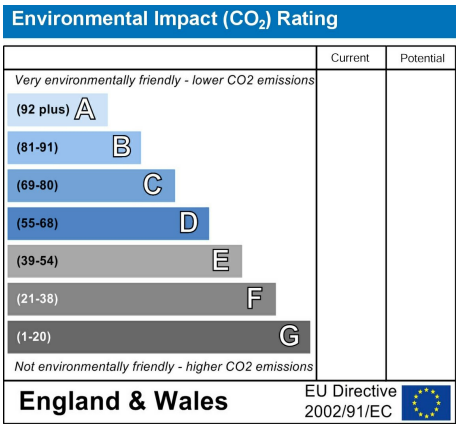
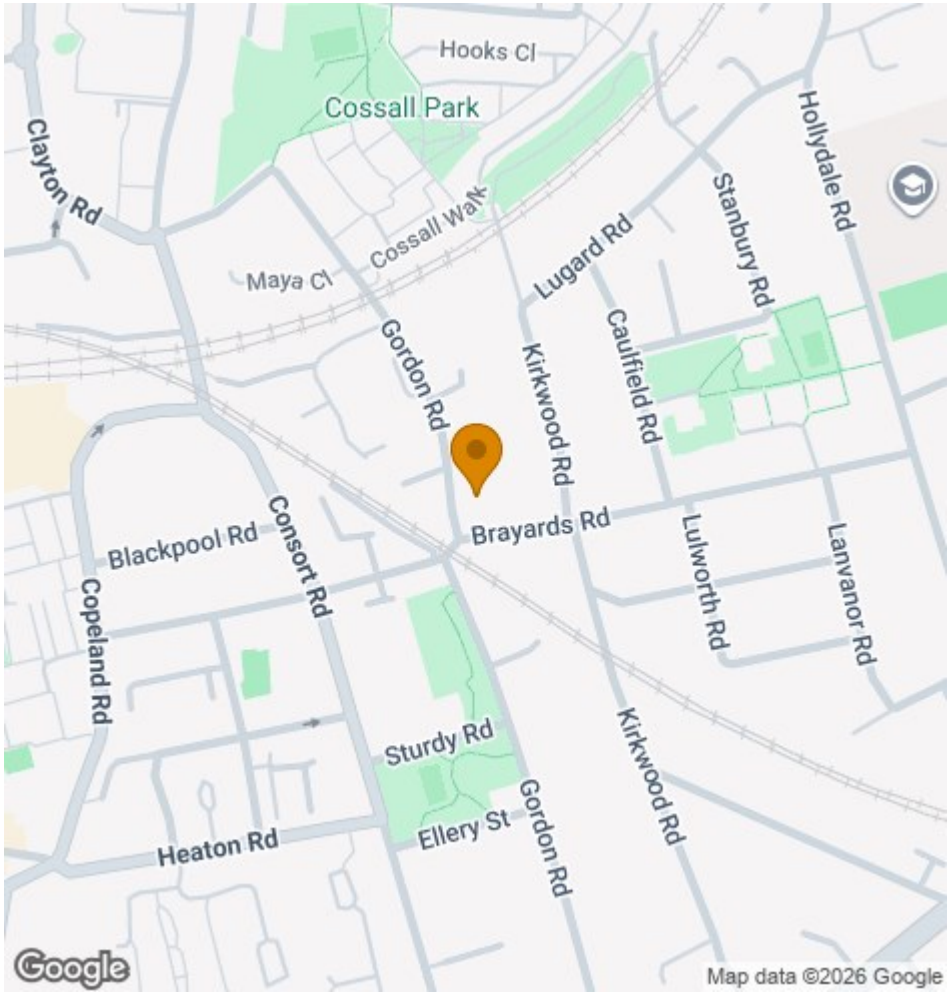



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

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