

GORDON ROAD, NUNHEAD, SE15

FREEHOLD

GUIDE PRICE £1,175,000 - £1,200,000



## SPEC

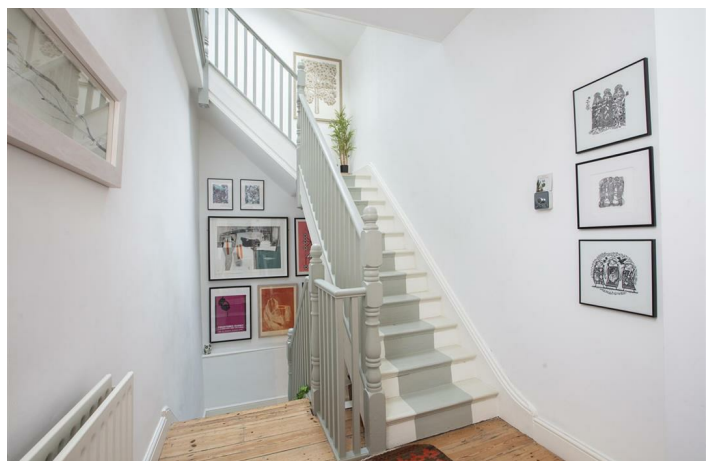
Bedrooms : 3  
Receptions : 1  
Bathrooms : 2

## FEATURES

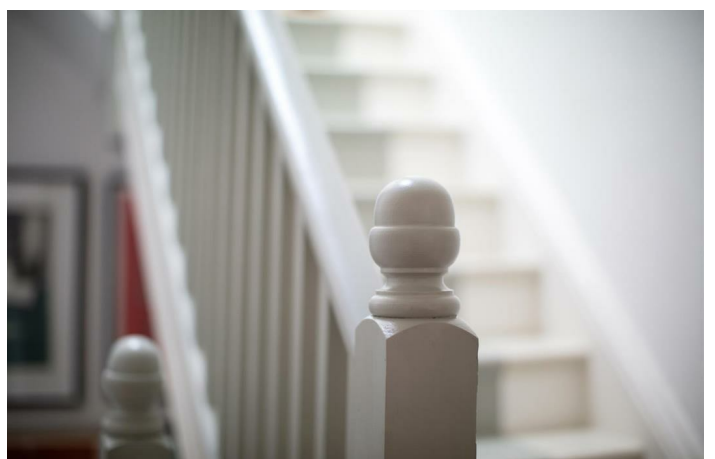
Unique Period Property  
Sympathetic Stylish Decor Throughout  
Three Double Bedrooms plus Additional  
Nursery  
Sunny Patio Garden  
Freehold



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Uniquely Charming Three Bedroom Victorian Home with Additional Nursery.

The current owners of this noteworthy period three double bedroom property have created a tasteful, sympathetic and spacious home. Originally owned by William Booth, the property benefits from super wide halls and landings and substantial, beautifully arranged living and slumber space. Over three bright, airy and stylish floors, the accommodation comprises a wonderful open-plan kitchen/diner with the cutest integrated seating area, large reception, three gorgeous bedrooms, nursery/study, wc, bathroom and shower room. There is abundant bespoke storage units and clever use of eaves and the decor is simply perfect. A generous front patio garden enjoys sun throughout the day and supplies plenty of al-fresco dining and entertaining space for the milder months. 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.

The exterior is wonderful - double fronted on the upper floors and with pretty matching pointed dormers. Mature foliage and a high privacy-affording wooden gate lead inward to a nicely sized patio garden. Heading inward you meet a pleasant entrance lobby with tiled floor and cupboard for brooms and brollies. From here you move, via sliding doors, to the wonderful open-plan kitchen/diner which incorporates generous dining, cooking and lounging space. The kitchen runs on the left wall with a four ring induction hob, pull-out larder, double oven and integrated fridge/freezer. A large counter supplies unbeatable food prep space and there's further pantry storage. In the far corner of the room is a most comfortable integrated window seat and adjoining wc.

Heading up your wonderfully solid staircase you find a wide and bright landing with high ceilings and further space for seating. Gorgeous stripped timber floors continue forth to a most lovely reception. It's a fine bright front-facing room with wood burner, chunky wooden mantel and cornicing. The first of your bedrooms sits next to this with a similarly bright aspect, olive green feature wall. Completing this floor is a lovely family bathroom with wood-panelled tear drop bath and modern suite.

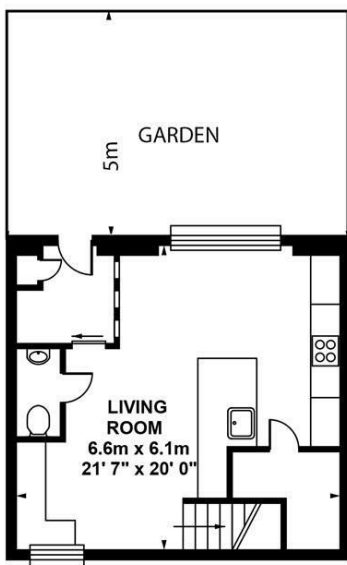
The second landing is long and bright with lovely painted timbers, wide skylight and fitted storage. The first bedroom sits dead ahead and enjoys sloping eaves either side of a dormer with double glazed casement windows. Recessed storage has been deftly tucked into the eaves. Further along the landing you meet a nursery/study with more recessed eaves storage and plenty of light. Opposite this is a sunken shower room with contemporary suite, walk-in shower and dishy tiling. The fourth and final bedroom is a large double with more painted timber floors, sliding wardrobes and yet more eaves storage.

NB: Historically, 213 Gordon Road and the land behind housed a laundry for the Salvation Army church (founder William Booth is named as owner in the original deeds). The garage door gives access via the old coach-and-horse passageway to the house at No. 215, behind (also known as "The Muffin Factory"), and is not owned or maintained by No. 213.

You're within a 10-15 minute walk of all that Peckham has to offer including the massively popular 'Frank's Café' - great for a summer pint and some impressive 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.

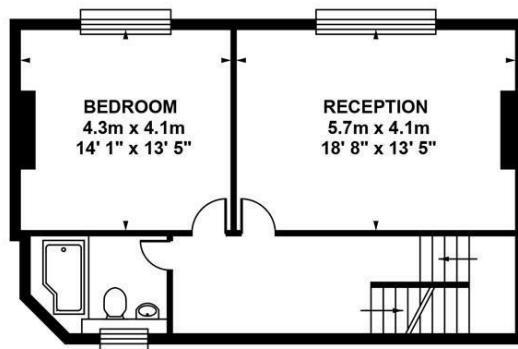
Tenure: Freehold

Council Tax Band: E



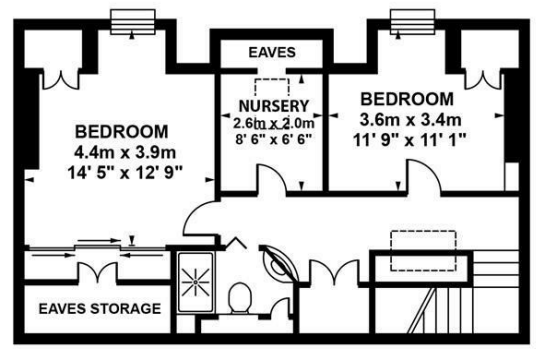
**GROUND FLOOR**

Approximate. internal area :  
40.62 sqm / 437 sq ft



**FIRST FLOOR**

Approximate. internal area :  
61.88 sqm / 666 sq ft



**SECOND FLOOR**

Approximate. internal area :  
60.22 sqm / 648 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 162.72 sqm / 1751 sq ft

Measurements for guidance only / Not to scale



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FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(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 <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.

