

CONSORT ROAD, NUNHEAD, SE15

FREEHOLD

GUIDE PRICE £1,250,000 - £1,350,000

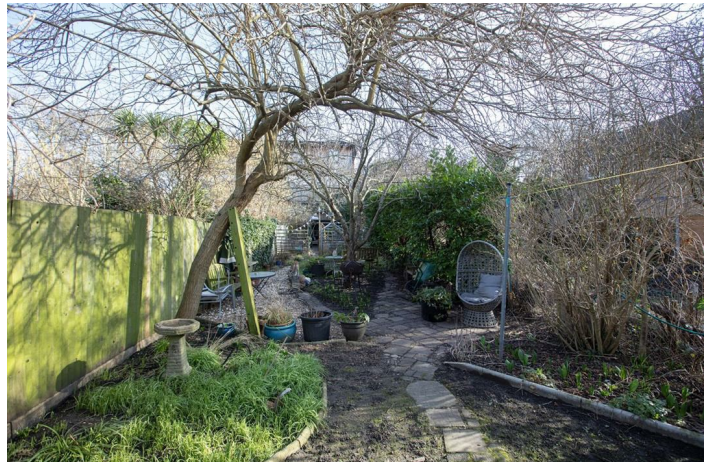


SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 3

FEATURES

125 ft Rear Garden
Generous Interior
Wonderful Period Features
Working Fireplaces
Storage Cellar
Freehold



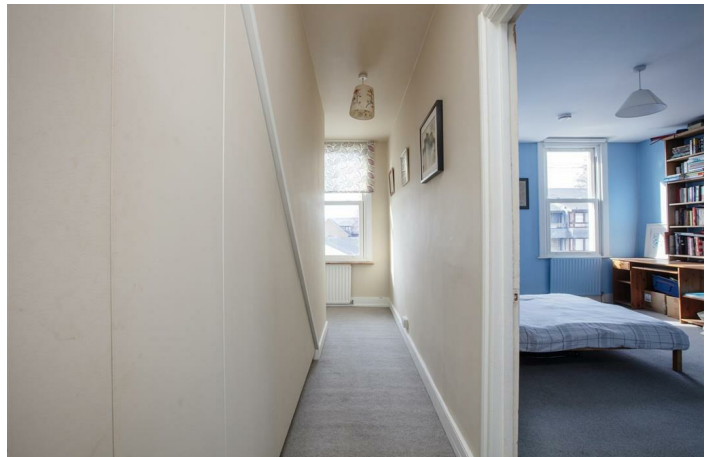
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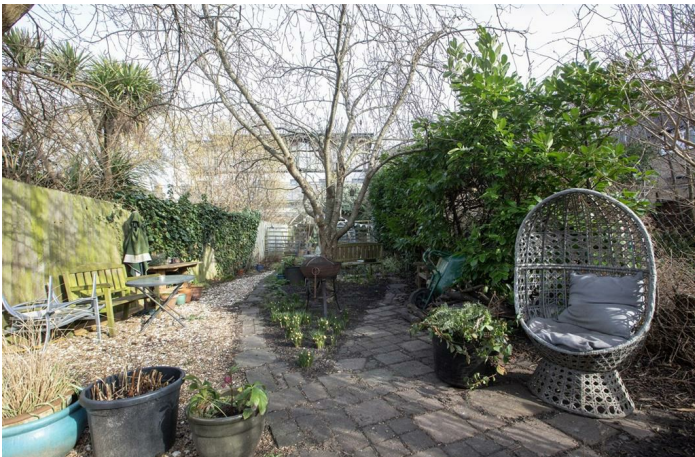
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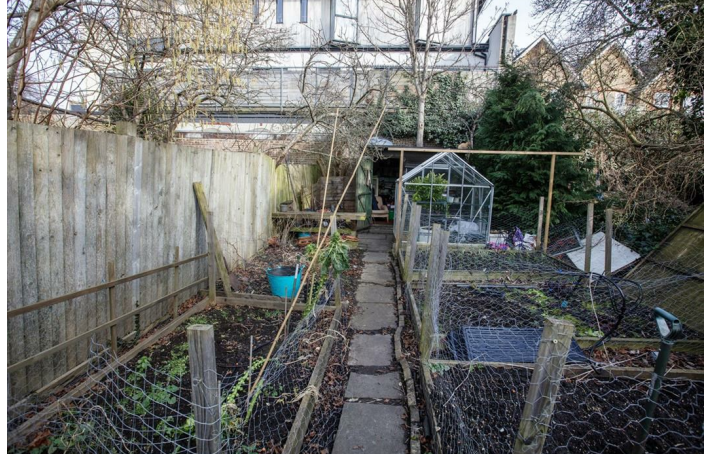
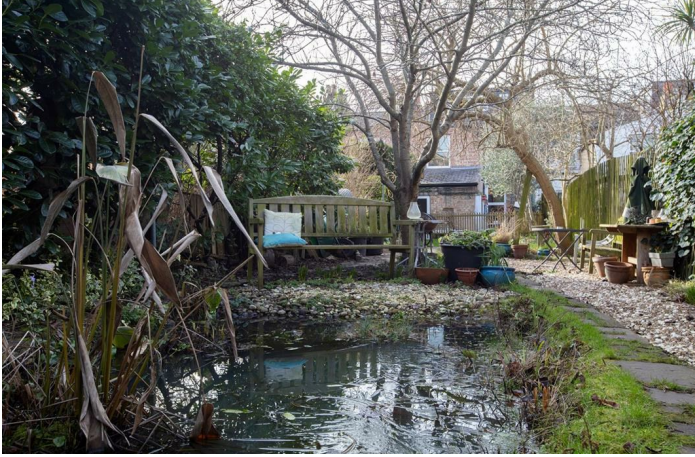
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Substantial Four Bedroom Period Home with Loft Conversion and 125ft Garden.

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An unusually large property, and rare in this market, boasting over 2000 sq ft, this fantastic four bedroom family home has the elegant feel of a bygone time. Three light and spacious floors supply two wonderful reception rooms, a welcoming kitchen/diner, utility room, four bedrooms (master ensuite), bathroom and ground level shower room. A storage cellar adds to the capaciousness. The current owners have created an authentic family home, awash with period charm and working fireplaces with sympathetic alterations that allow for a new owner to make their mark. The rear garden stretches an amazing 125ft and includes lawn, lily filled pond, greenhouse, outbuilding, raised bed vegetable garden and some wonderful mature fruit trees. The garden's sheer size and aspect provide a tranquil respite from London life, while being advantaged by city convenience. The property is truly blessed in its location. On the same road is the newly refurbished Consort Park, with a playground, grassed open areas and outdoor seating while a little further along the road is the charming Peckham Bazaar restaurant which Time Out describes as "one of SE15's shining stars". A two minute walk to the south brings you to the village-like charms of Nunhead – a green with a children's play area, surrounded by a greengrocer, butcher, fishmonger and baker as well as cafes, pubs and pizza bar and restaurant. To the north is the vibrancy of Peckham – with the eclectic Peckham Levels and long established Frank's Rooftop Bar alongside the thriving cultural scene of the Bussey Building and Copeland Park.

A handsome exterior stretching three windows wide on the first floor invites you off the street through a generous front garden. The inner hall has rustic timber floors high ceilings and picture rails - which extend through both receptions. To the left you find the first of these, front-facing with wide bay window, integrated shelving and original working fireplace. A second similarly generous reception/formal dining room comes next with a huge sash window looking on to the garden. It has fitted storage tucked either side of an open fireplace with cast iron wood burner. For family meals and social gatherings there is a convenient serving hatch into the kitchen. Access to the cellar completes the hallway with excellent storage capacity.

A step down from the hall leads to an authentic and inviting kitchen/diner with floor tiles, wooden mantel above another working fireplace with multi fuel stove and a five ring gas range. The units are mostly freestanding and there is garden access through a part glazed back door. Don't miss the TFL bus monitor above the kitchen-side of the serving hatch, which can be tailored to display any London stop or station. Beyond this space is an ergonomically designed utility room with fitted shelving, heated towel rail and side aspect. To the rear of this is a fully tiled shower wet room with underfloor heating and garden access.

Upward to the first return you find a Farrow and Ball painted bathroom with cedar wood bucket bath and contemporary suite. Beyond this is the first of your fine double bedrooms - a rear-facing carpeted room with garden views. Upward four steps from the landing you reach the first floor, which hosts two even more generous double bedrooms. One faces front and one rear - both are bright and similarly well proportioned. A further run of bespoke storage on the landing proceeds a handy study space with integrated desk. The second floor loft bedroom is a gloriously spacious and light filled room with abundant fitted and recessed storage, adjoining ensuite shower room and views towards Canary Wharf.

For transport, both Peckham Rye and Nunhead stations are within a 15 minute walk. The Windrush line at Peckham Rye will take you Hoxton, Shoreditch and Dalston (via Canada Water for the Jubilee Line) in one direction and Clapham High Street, via Denmark Hill, in the other. London Bridge in a short 10 minute journey on National Rail from either Peckham Rye or Nunhead Station as is Victoria. Both are also served by the Thameslink line taking you to Blackfriars, Farringdon and St Pancras (30 minutes). You are perfectly positioned here as Nunhead has a local supermarket and chemist or you are a short stroll to the excellent shopping amenities of Rye Lane and Bellenden Road. From the elegant Italian dining at Artusi (Jay Raynor approved) to the buzzing Spanish authenticity of El Vermut bar you are spoiled for choice when it comes to dining out. Goodcup and Mosey Café offer excellent coffee around Nunhead Green. Peckham Rye Park is an enormous and hugely versatile green space with a café and very popular play park. With its gothic Victorian charm Nunhead Cemetery, is most often used now for dog walkers, family Sunday strolls and for enjoying uninterrupted views to St. Paul's Cathedral.

Tenure: Freehold

Council Tax Band: E

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**LOWER
GROUND FLOOR**

Approximate. internal area :
8.20 sqm / 88 sq ft

GROUND FLOOR

Approximate. internal area :
79.94 sqm / 860 sq ft

FIRST FLOOR

Approximate. internal area :
68.69 sqm / 739 sq ft

SECOND FLOOR

Approximate. internal area :
31.84 sqm / 343 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 188.67 sqm / 2030 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		83
(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.

