

NUNHEAD GROVE, NUNHEAD, SE15

FREEHOLD

£900,000



## SPEC

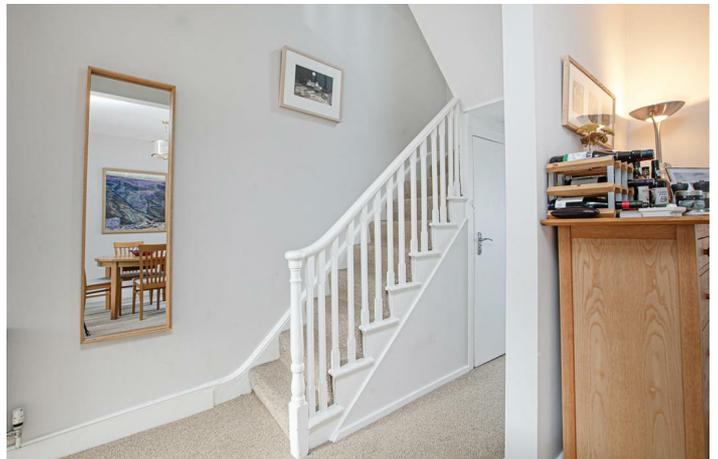
Bedrooms : 3  
Receptions : 1  
Bathrooms : 1

## FEATURES

Generous Manicured Rear Garden  
Seconds From Nunhead  
Versatile Layout  
Freehold



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Beautifully Presented Three Bedroom Period Home with Gorgeous Garden.

Sitting pretty on the loveliest part of Nunhead Grove, just moments from the treasured Nunhead Cemetery, is this pristinely presented three bedroom mid-Victorian home. Spread over two lovely floors, the property comprises a double reception, large kitchen/diner, three dishy bedrooms (one with fab vaulted ceiling) and a modern bathroom. The garden is the jewel in the crown - lush and peaceful, it offers the perfect spot for summer gatherings, veg-cultivation and general R&R. 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 Iydale and there are some great independent schools in nearby Dulwich and Herne Hill.

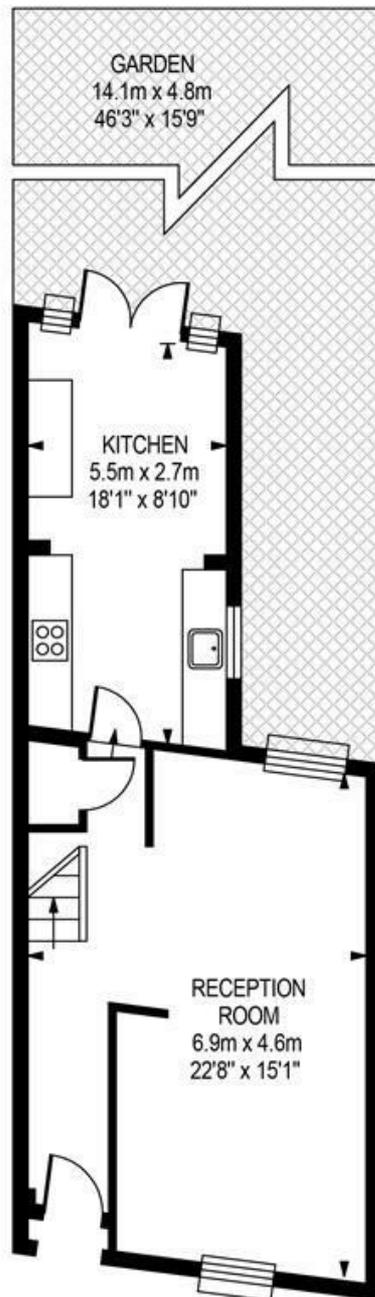
The handsome exterior enjoys the dappled shade of a mature tree and is crowned in the original motif 'Daniel's Cottages' from 1863. A carpeted hall leads to your semi-open plan living area which runs double length to afford comfortable lounging, dining and entertaining space. A leafy private front aspect and further rear-facing window ensures a light and airy vibe and there is plentiful bespoke cabinetry. A handy understairs storage point precedes your generous kitchen/diner which sits down a single step and offers a dual aspect. Generous cabinet and counter-space on either side stretches confidently and there's a a four ring gas hob, oven and space for all the white goods. A family dining area precedes French doors which open out to a York stone patio from whence you can enjoy your noticeably lush lawn. It's bordered with fragrant mature shrubs and posies and there's a greenhouse raised planters, shed and further neat rear patio. Upward bound you find the master bedroom fronting the street through two large casement windows. Bespoke blue wardrobes complement perfectly the lovely pale blue walls. A modern mostly tiled bathroom comes next with trough-style wash hand basin, tiled bath, modern loo and heated towel rail. Bedroom two faces rear and will comfortably house a double bed. The third and final bedroom, currently arranged as a wonderful study/music room, is bathed in light from two Velux and a further rear-facing window.

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: D4100 does amazing pizzas, whilst The Old Nun's Head offers lovely craft pints and further tasty fare. 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

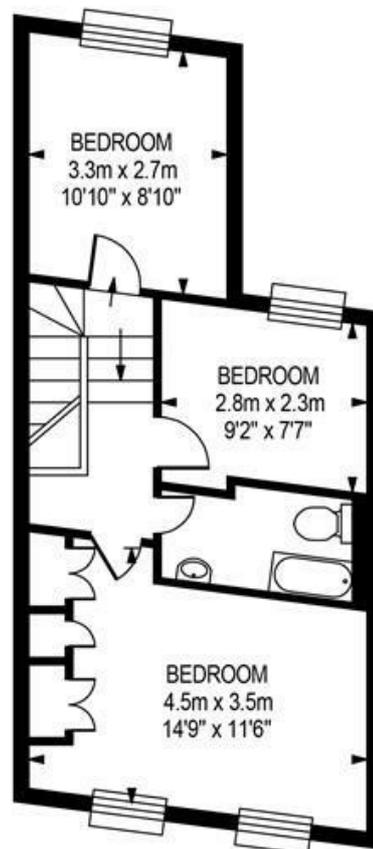
Council Tax Band: D

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**GROUND FLOOR**

Approximate Internal Area :-  
46.64 sq m / 502 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
41.25 sq m / 444 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 87.88sq m / 946 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.

