

CONSORT ROAD, NUNHEAD, SE15

FREEHOLD

GUIDE PRICE £1,250,000 - £1,350,000

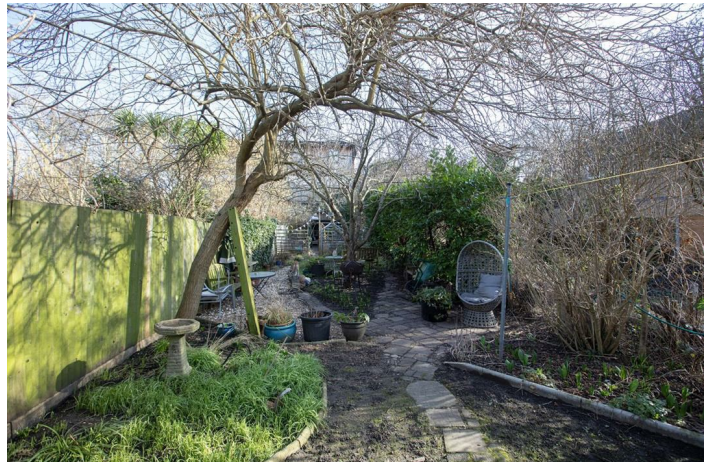


SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 3

FEATURES

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



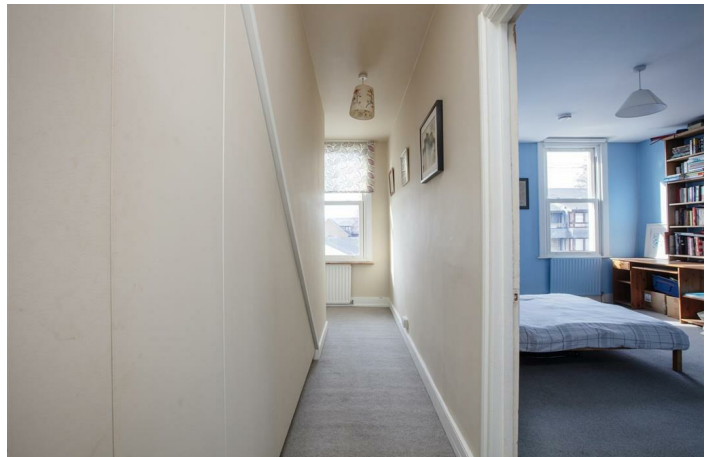
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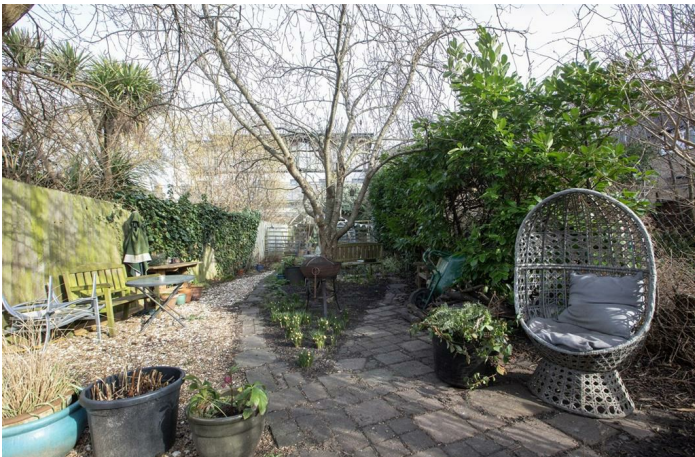
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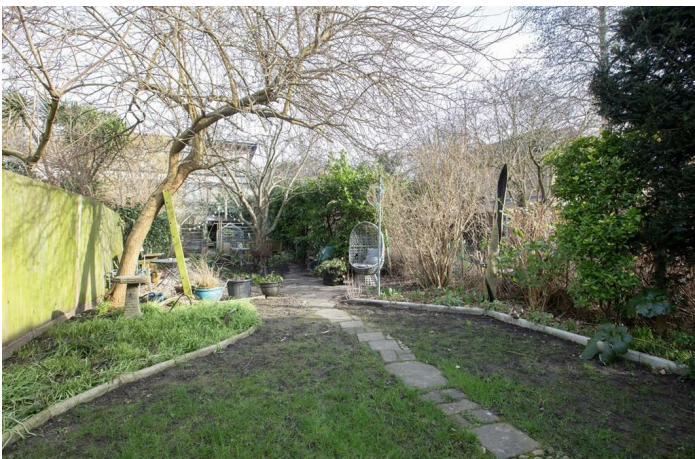
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Substantial Four Bedroom Period Home with Loft Conversion and 125ft Garden.

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Boasting a deceptively generous interior, considering its charming period frontage, this fantastic four bedroom family home promises space in which to grow. Well spread over three lovely floors the property supplies two wonderful reception rooms, a country-style kitchen/diner, utility room, four bedrooms (master ensuite), bathroom and handy guest wc. A storage cellar is thrown in for good measure. The current owners have created a sympathetic and homely environment awash with period charm and working fireplaces. You'll love it! The rear garden stretches an amazing 125ft and includes lawn, pond, greenhouse, shed, raised bed vegetable garden and some wonderful mature trees. Nunhead Green is just a few moments stroll and enjoys pubs, cafes and some lovely village character. You're also within easy access of the countless amenities of both Peckham and East Dulwich. Peckham Rye Park and Common are nearby and your commute is taken care of with Peckham Rye and Nunhead Stations - both around 12 minute walk.

A handsome exterior stretching three windows wide on the first floor invites you off the street through a well proportioned front garden. The inner hall has rustic timber floors, high ceilings and picture rails. To the left you find a fantastic front-facing reception with wide bay window and more picture rails. There's integrated shelving on the right side of the original fireplace. This has fab avian-inspired tiling and is open and working. A second similarly generous reception/formal dining room comes next along the hall with original storage tucked either side of an inter-war cast iron wood burner. There's a huge rear facing sash window and nifty serving hatch - aptly named 'The Conor pass' - after the man who instated it. You'll find the cellar access toward the end of the hall - it's great for storage!

A step down from the hall leads to an authentic and homely country-style kitchen/diner with floor tiles, wooden mantel, wood burner and a five ring gas range. The units are mostly moveable and there's a fab TFL bus monitor above the kitchen-side of the serving hatch. Beyond this space is an ergonomically designed utility room with 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 quirky bathroom with cedar wood bucket bath, contemporary suite and dusky wall shades. 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 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 marvellous spacious room with abundant fitted and recessed storage, adjoining ensuite shower room and views towards Canary Wharf.

For transport, the fab London Overground line at Peckham Rye will whisk you to Canary Wharf (via Canada Water) in no time. Shoreditch is a cinch and you can get to Clapham High Street and Clapham Junction in the other direction. Nunhead station is a mere ten minute walk and provides regular trains to Victoria (15 minutes), Blackfriars (Thameslink) and St Pancras (30 minutes). You are perfectly positioned here to make use of the excellent amenities within the area. Head down Rye Lane for a plethora of fruit and veg stalls, as well as shops of every description. Some cracking restaurants have opened here recently too. Levan is well worth a visit and Artusi had an amazing Jay Rayner Guardian review recently. Nearby Nunhead is really moving up in the world. In addition to the excellent fishmonger Soper's and the terrific Ayers Bakers, there are great places for eating out like the lovely D4100 bar for Pizza and cocktails, and Kudu Grill for a special dinner. Goodcup and Mosey Café offer excellent coffee within a short stroll of your front door. Local green spaces include Peckham Rye park and gothic Nunhead Cemetery, often used as a location for filming. One of London's 'Magnificent Seven' Victorian cemeteries, it is widely considered a hidden gem offering atmospheric strolls and great views over London.

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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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			
		71	83
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.

