

SARTOR ROAD, NUNHEAD, SE15  
FREEHOLD  
OFFERS IN EXCESS OF £850,000



## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 2

## FEATURES

Fantastic Loft Conversion  
Close to Wonderful Green Spaces  
Peaceful Convenient Location  
Pretty Rear Garden  
Double Glazed Sash Windows  
Freehold  
Virtual Tour Available



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Charming Three Bedroom Victorian Cottage With Impressive Loft Extension.

Marrying perfectly period charm and contemporary elegance, this ever-so-lovely Victorian three bedder will bowl you over. Sitting over three bright, tasteful floors, the accommodation has been deftly augmented to include three proper double bedrooms, reception, large kitchen/diner, modern bathroom and en suite shower. The position is fantastic - boasting top floor views toward the much loved Hilly Fields. You're surrounded by so much of South London's best - Peckham Rye Park and Common, One Tree Hill and the much celebrated Nunhead Cemetery are all within an easy ramble. The street is notably friendly, with a great mix of people. Ivydale Primary is just a moment's stroll for an effortless morning school run. The amenities of Nunhead, East Dulwich and Peckham are at your fingertips and transport is taken care of with Honor Oak Park Station. Nunhead Station is 11 minute walk and offers swift services to Blackfriars, Victoria and St Pancras with extra services during rush hours. Crofton Park and Honor Oak Park are each easily walkable for the London Overground. Denmark Hill is 15 mins on 484 bus, as is Peckham Rye. Both offer fab connections to Canada Water for the Jubilee line, or Clapham Junction, Whitechapel for Elizabeth Line.

The exterior is suitably presented with fresh paintwork and a pretty wooden gate. This opens to a neat front garden with plenty of space for bikes and bins. The entrance is to the right hand side of the building. Inside you'll find a cute entrance hall with original timber floors, dado rails and a deep walk-in understairs storage point. The wonderfully bright reception has a bay of double glazed sash windows adorned on upper and lower panes by louvered blinds. There's a handsome wood burner, integrated shelving and picture rails separating dishy neutral shades.

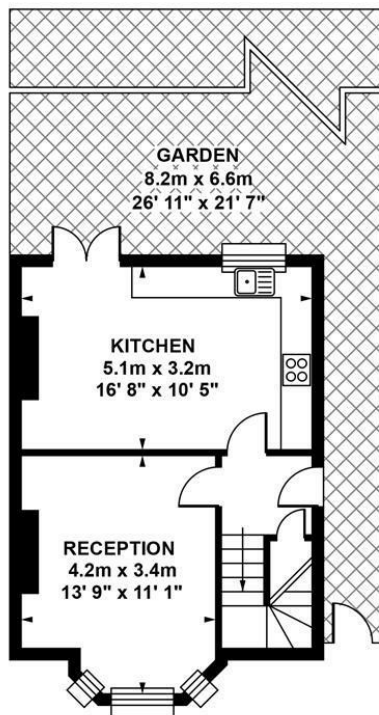
A well proportioned kitchen/diner spreads into the full width of the house offering a lovely feature mantel, solid wooden counters and crisp contemporary cabinets. Appliances include a four ring gas hob, oven and integrated dishwasher. There's plenty of space for formal dining and double doors that open wide to the patio. The garden is lush, mature and wonderfully stocked with healthy plants and shrubs. An integrated bike store adds to the charm and there's a side gate for easy access.

Back inside, head up your carpeted stairs to meet a square landing. Bedroom one has twin wardrobes, picture rails and a large window over looking the garden. Bedroom two, another fine double, has more bespoke storage and twin Italianate double glazed sash windows. Upward again you find fitted storage neatly tucked onto the return. Last but definitely not least comes that utterly fabulous top floor loft conversion. It's a bright, spacious and airy dual aspect space with views stretching to Hill Fields through two huge Velux windows. An adjoining shower room boasts a walk-in shower with drencher, loo and wash hand basin.

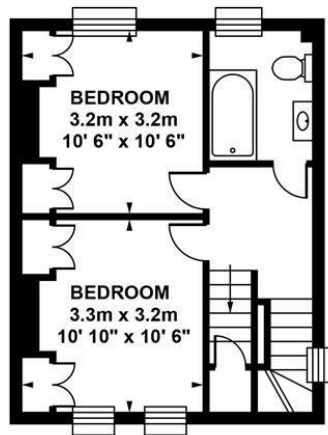
Walk to Nunhead station (Zone 2) in a brisk 11 minutes (or jump on a passing P12) for trains to Blackfriars and Victoria. In the other direction the P12 will take you to Peckham Rye station for trains to London Bridge, Blackfriars, Farringdon and beyond. Bus No. 343 will also take you to London Bridge and New Cross Gate and the 484 will go to Lewisham. The nearby 'Ivy House' pub (the first community-owned pub in London) offers a really lovely place to hobnob with the neighbours. You'll love The Waverley Arms too. There are plenty of local shops on Nunhead Lane (including a super wet fish shop) and a short drive away are more good shops, restaurants, and pubs in East Dulwich. The East Dulwich Tavern is the perfect spot for an evening pint and check out Northcross Road for yet more culinary delights. The highly considered Ivydale Primary School is but a short hop and the Harris Academy is easily reached. For the green-fingered amongst us, there are fantastic allotments close by!

Tenure: Freehold

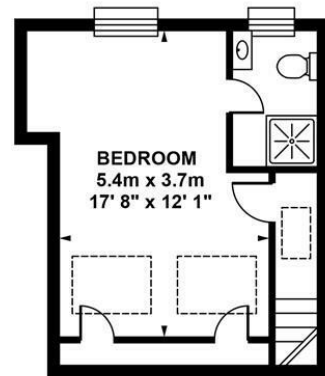
Council Tax Band: D



**GROUND FLOOR**  
Approximate. internal area :  
36.18 sqm / 389 sq ft



**FIRST FLOOR**  
Approximate. internal area :  
34.52 sqm / 372 sq ft



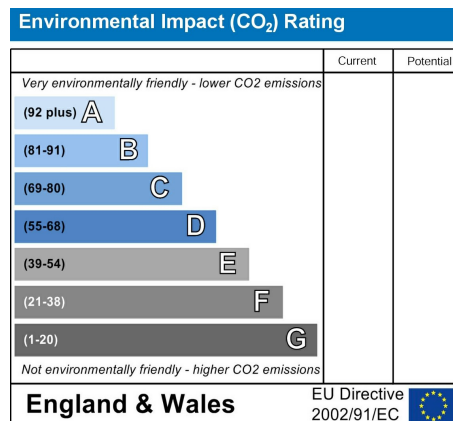
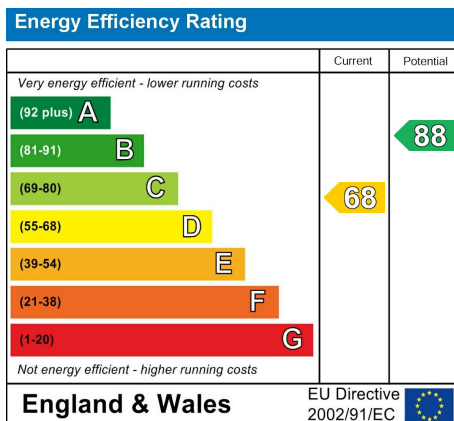
**SECOND FLOOR**  
Approximate. internal area :  
27.88 sqm / 300 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 98.58 sqm / 1061 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.

