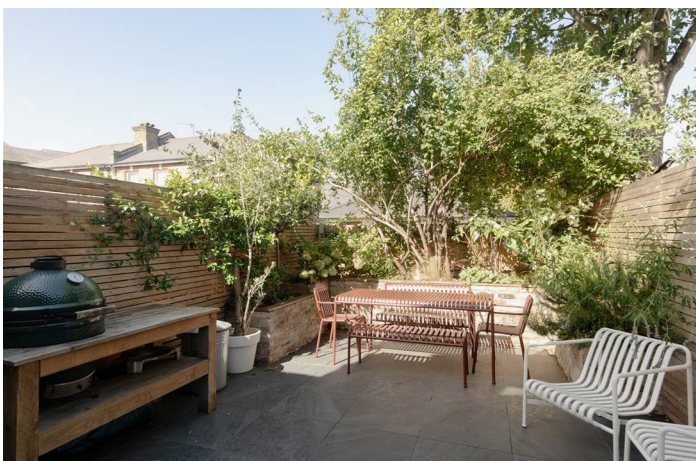


SCYLLA ROAD, NUNHEAD, SE15

FREEHOLD

£875,000

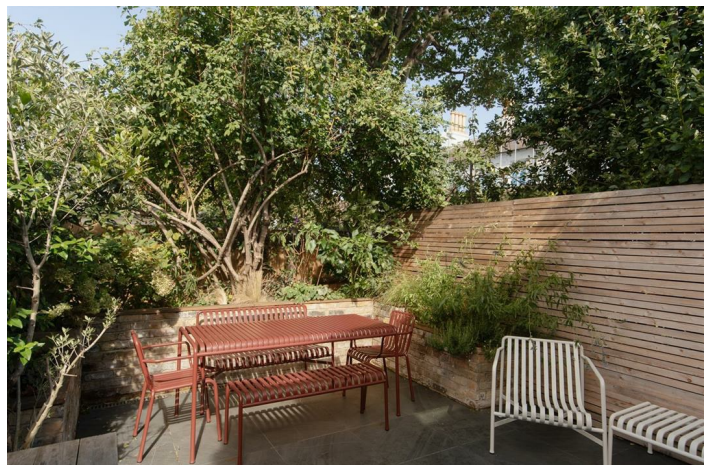


## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 3

## FEATURES

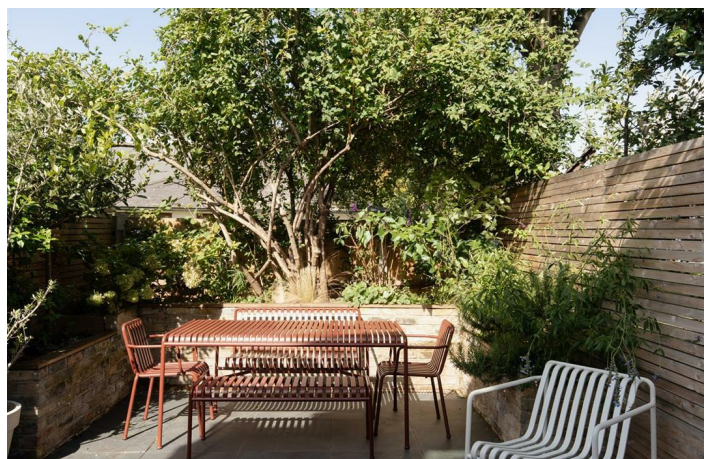
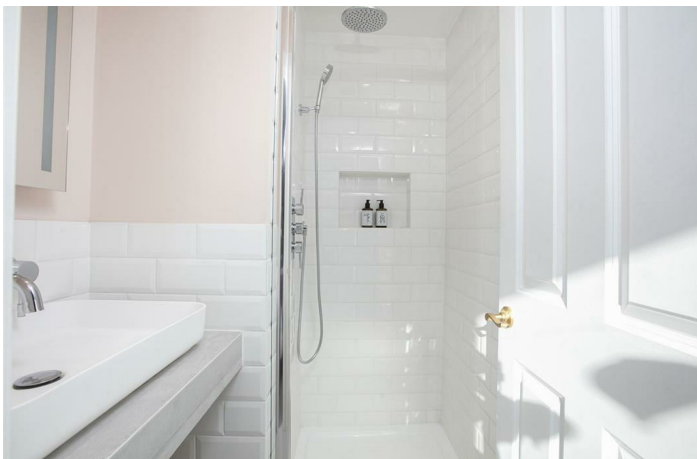
Wonderfully Extended  
Freshly Decorated  
Huge Open Plan Living Space  
Crittall Doors  
Three Ensuite Bedrooms  
Freehold



SCYLLA ROAD SE15  
FREEHOLD



SCYLLA ROAD SE15  
FREEHOLD



Beautifully Extended Victorian Three Bed Home With Stylish Finish - CHAIN FREE.

Sitting within a pleasant stroll of both Nunhead and Peckham, this wonderfully renovated three bedroom period cottage boasts a tasteful finish throughout. Sitting over two beautifully augmented floors the property comprises a huge open plan living space with contemporary kitchen, three bedrooms (all ensuite) and an additional guest wc. The decor is suitably handsome with fresh Farrow and Ball colours throughout. A neat and thoughtfully stocked patio garden completes the tour.

Enter into a tiled hall with a neat, front-facing guest bedroom on your right hand side. It's a bright room with fitted storage, adjoining ensuite shower room, louvered blinds and yummy 'Hague Blue' walls. There's a handy guest wc further along the hall with wonderful ostrich-themed wallpaper from 'House of Hackney'. The rest of the ground floor widens to the full width of the building to offer a spacious modern and beautifully laid-out living space.

A comfortable lounge precedes the breakfast bar which will house five for morning coffee. A step leads down to your wonderful kitchen which dons wooden shaker-style wooden cabinets running into an L. These are crowned in snazzy mottled grey Quartz counters. Appliances include a four ring induction hob, integrated dishwasher, washing machine, fridge/freezer, microwave and oven. Floor-to-ceiling Crittall doors frame the paved garden beautifully. Three Velux and two side-aspect picture windows keep the living space bright and airy. Outside you enjoy a raised planter on three sides hosting bay tree, Jasmine and Hydrangea to name but a few.

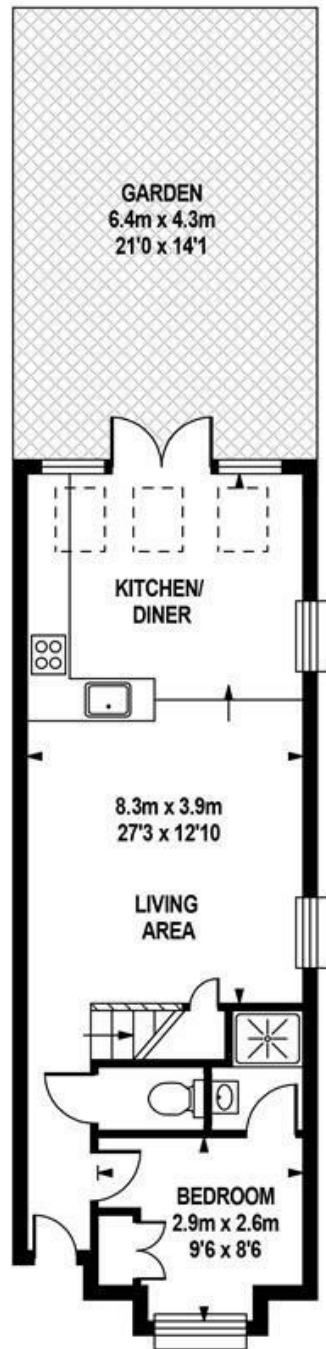
Heading upward you find your front aspect double bedroom soaks in tonnes of light. It's carpeted and has fitted storage and an adjoining shower room. Last but not least comes a lavish master bedroom which stretches to full width and enjoys a uniquely tasteful vaulted ceiling with twin electric Velux. A double Crittall Juliette balcony acts as a yummy focal point. The handsome ensuite adjoins with bath, wet room, contemporary wash hand basin and period style loo.

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, food stalls as well as shops of every description. There are any amount of cracking restaurants at your finger tips. Nearby Nunhead is really moving up in the world. In addition to a green grocer, bakery, fishmonger and butcher there are cafes, pubs and deli's. Local green spaces include Peckham Rye park and at a stone's throw 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. For transport, the fab new 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 (15 minutes) and St Pancras International (30 minutes).

The property benefits from a 10-year insurance-backed guarantee issued in 2019 covering historic Japanese knotweed at the rear of the garden. The knotweed has been professionally treated, with the final treatment completed in July 2023, and is supported by full contractor and insurance documentation available on request.

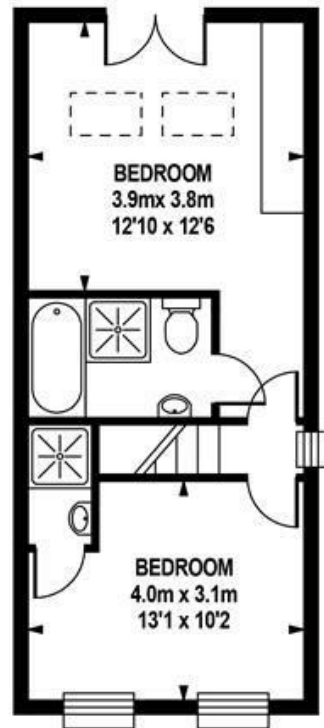
Tenure: Freehold

Council Tax Band: C



**GROUND FLOOR**

Approximate Internal Area :-  
45.05 sq m / 485 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
37.43 sq m / 403 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 82.49sq m / 888 sq ft  
Measurements for guidance only / not to scale

SCYLLA ROAD SE15  
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

