

HARLESCOTT ROAD, NUNHEAD, SE15  
FREEHOLD  
£1,100,000

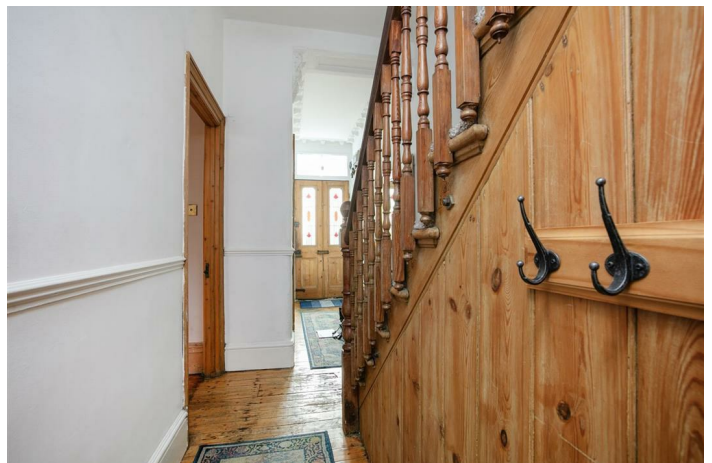


## SPEC

Bedrooms : 3  
Receptions : 2  
Bathrooms : 1

## FEATURES

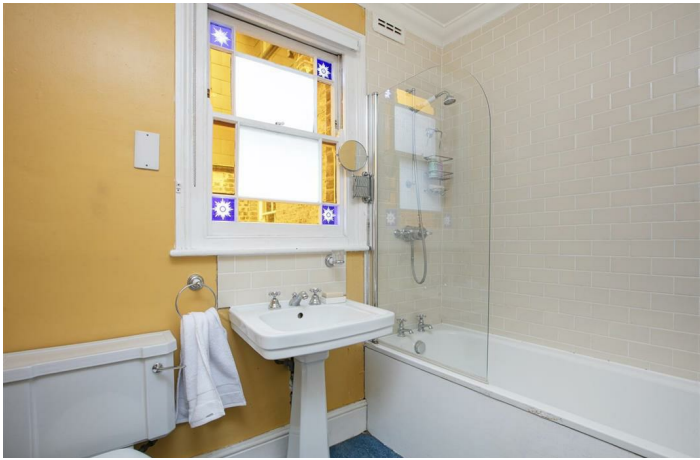
Wonderful Original Features  
Peaceful Mature Convenient Location  
Three Double Bedrooms  
Private Garden  
Freehold



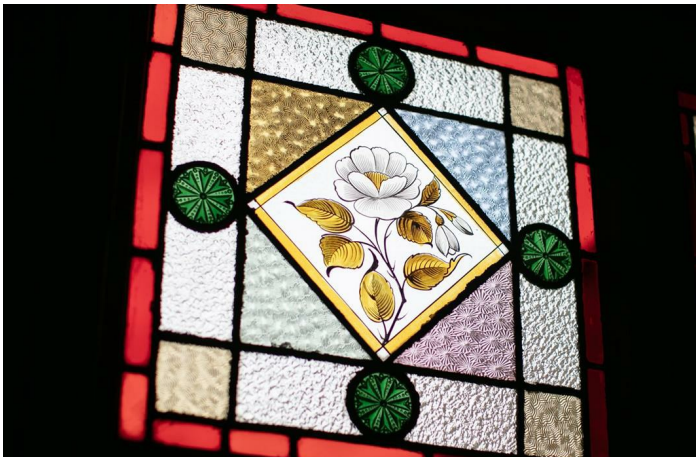
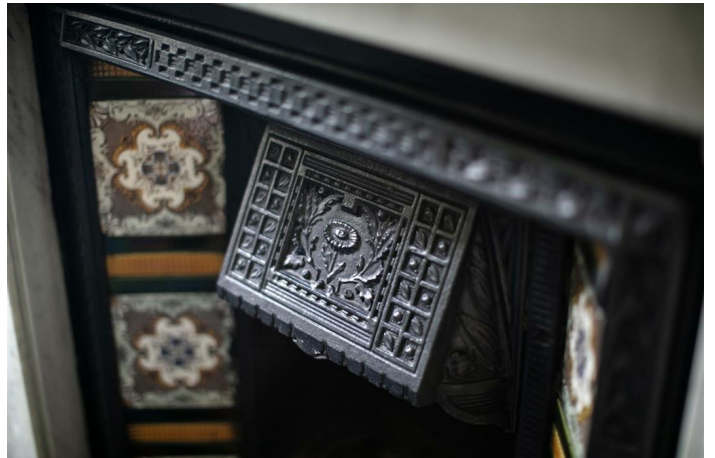
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Substantial Three Bedroom Period Home With Original Features.

Harlescott Road is a peaceful, mature period street but a few moments stroll from Nunhead and its village vibes. This wonderful three bedroom period home enjoys a fine position and boasts a notably substantial layout. The generous accommodation comprises a large double reception room, comfortable kitchen/diner, three proper double bedrooms and a family bathroom. There's a wonderful sense of original charm throughout the property, including cornicing, flooring and fireplaces. A leafy rear garden is the cherry on the cake. This locale is incredibly well connected. From here you're within an eight minute stroll of Nunhead station for swift services to central London and beyond. Nunhead is an easy walk for any number of eateries, pubs and amenities. Even closer is the inimitably atmospheric Nunhead Cemetery - the perfect place for a thoughtful stroll! Peckham and East Dulwich are both easily reached for further social endeavours.

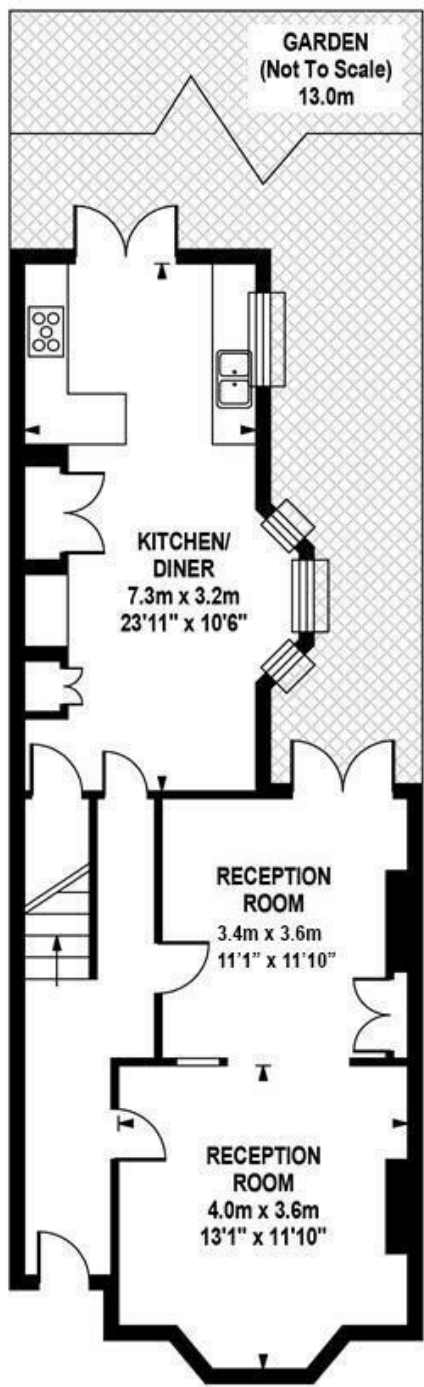
A handsome exterior with wide, double storey canted bay window leads off the street to a recessed portico entrance. The inner hall enjoys cornicing and corbals, dado rails and tasteful timber flooring. To your right you find the double reception with rustic original double doors separating either end. Both sides of the space has a gorgeous original feature fireplace with hearths and floral tiling. Ceiling roses and picture rails continue the charm offensive and there are sublime rear-facing French doors with elegant stained glass above. To the rear of the hall you find more stained glass preceding the kitchen/diner which has lovely original wooden flooring, cast iron gas fire and a wide, side aspect bay window. Solid wooden counters sit atop shaker-style cabinets. There's a five ring gas range, twin butlers sinks and double doors opening rear to the patio and garden.

Upward bound you find that the landing splits to front and rear. The rear section hosts a large double bedroom with garden views and original storage. Next to this is your family bathroom with period heated towel rail, school house radiator and period style suite. A side aspect stained glass window and period wall lights complete the look. The master bedroom sprawls to full width and has a south facing aspect. Fitted wardrobes sit either side of an original feature fireplace. Bedroom three, another fine double, has a further feature fireplace and fitted storage.

Walk to Nunhead station (Zone 2) in less than eight minutes for trains to Blackfriars (St Pancras during the week) and Victoria. In the other direction the P12 will take you to Peckham Rye or Honor Oak Park station for trains to London Bridge and Canary Wharf (via Canada Water) too. Bus No. 343 will also take you to London Bridge and New Cross Gate and the 484 will go to Lewisham. Brockley and Queen's Road Peckham stations on the TFL Overground line are each easily reached on foot. The recently refurbished and family friendly pubs of The Waverley and community pub The Ivy House are tantalisingly close, and you'll find local shops, eateries and pubs on Nunhead Lane (including a super wet fish shop). A little further afield is Peckham Rye park, and the shops, restaurants, and pubs of East Dulwich. Whilst Peckham is awash with eateries, funky bars and artistic endeavours. We love Frank's Cafe roof top bar and restaurant - great for some tunes and views. Keeping fit? Peckham Pulse is a short bus ride and has a good gym, two swimming pools and loads of evening classes. The highly considered Ivydale Primary School is but a short hop making your life easy peasy in the mornings!

Tenure: Freehold

Council Tax Band: D



**GROUND FLOOR**

Approximate Internal Area :-  
63.62 sq m / 685 sq ft



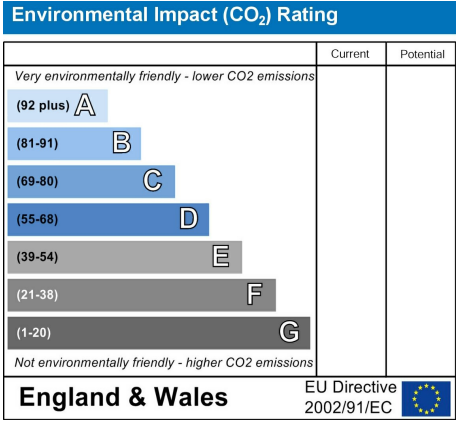
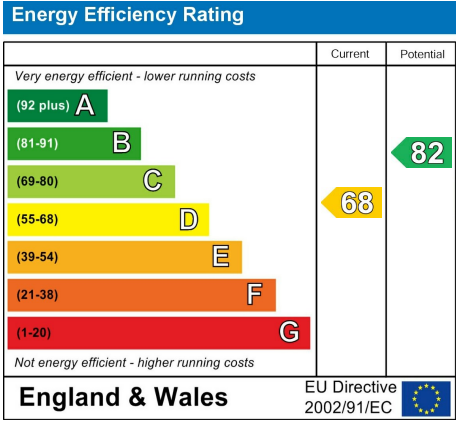
**FIRST FLOOR**

Approximate Internal Area :-  
63.45 sq m / 683 sq ft

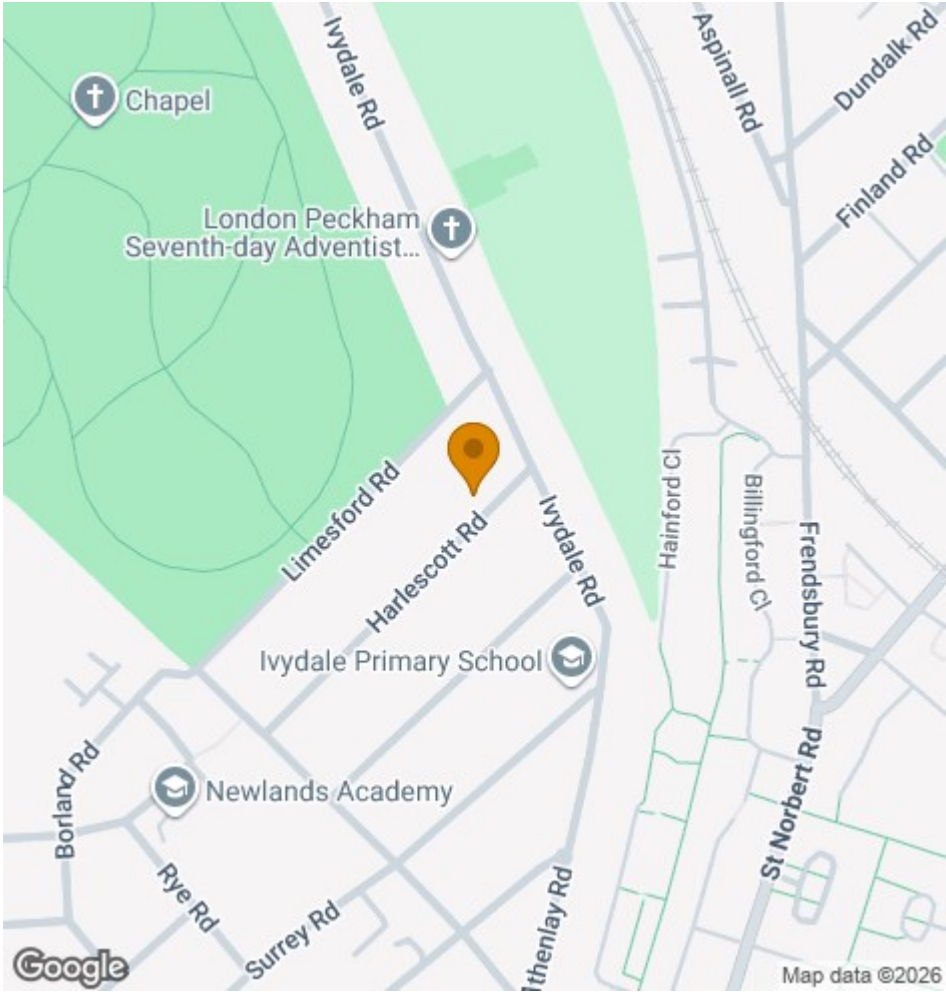
**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 127.07sq m / 1368 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.



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