

KIRKWOOD ROAD, NUNHEAD, SE15  
FREEHOLD  
GUIDE PRICE - £900,000 TO £950,000



## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 1

## FEATURES

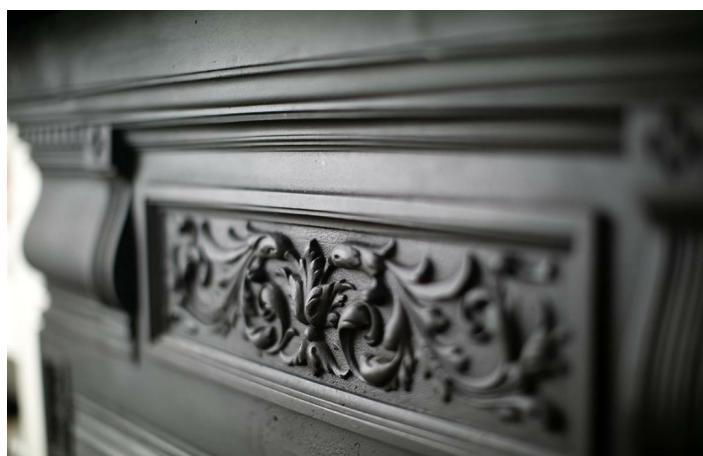
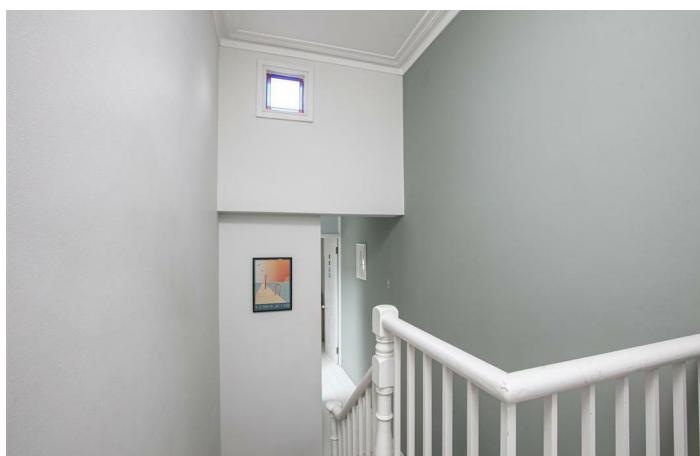
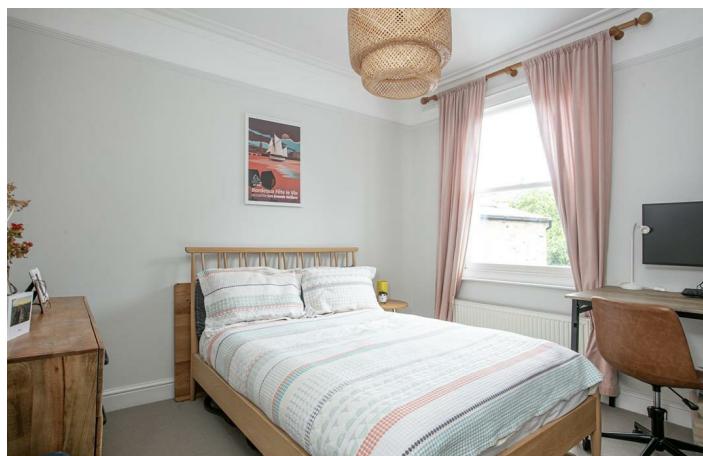
Generous and Pretty Rear Garden  
Original Fireplaces  
Tasteful Decor Throughout  
Modern Kitchen and Bathroom  
Freehold



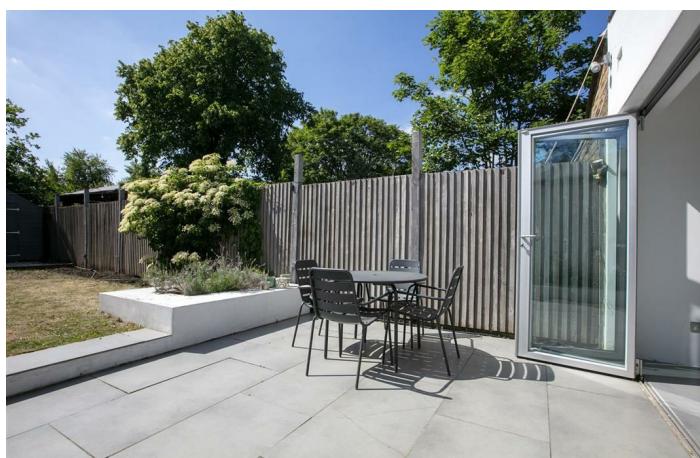
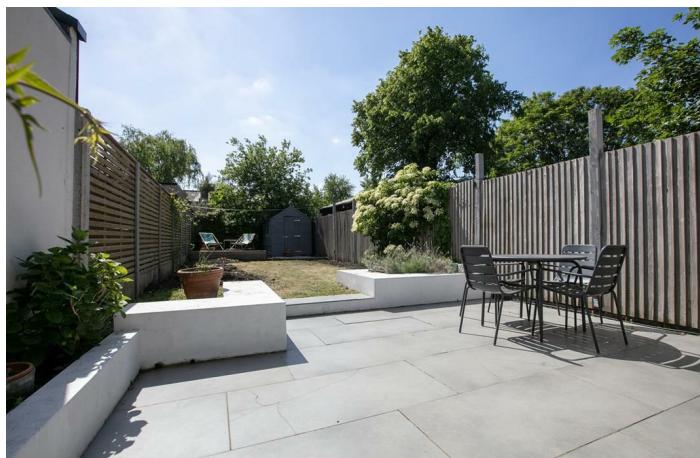
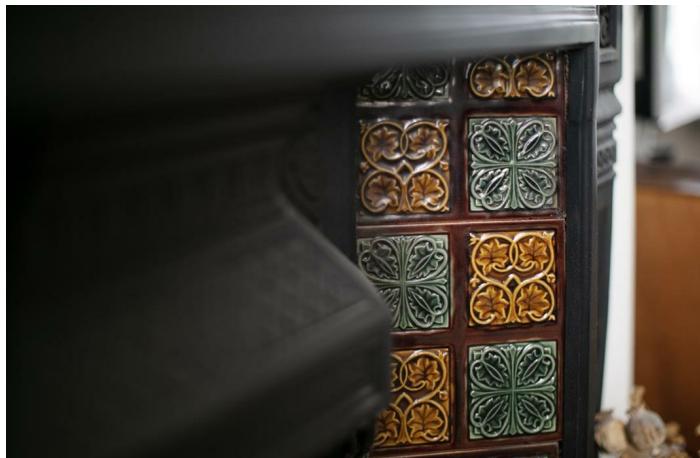
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Beautifully Presented Three Bedroom Victorian Terraced Home with Generous, Sunny Garden.

You'll just love this perfectly placed three bedroom period home - located on a much-loved street moments from Nunhead Green. The accommodation is wonderfully arranged over two bright floors and comprises a comfortable double reception, large kitchen/diner, modern bathroom and three lovely bedrooms (two doubles and a single) with a lovely sunny garden. The décor throughout is sympathetic and tasteful and there are some really special period fireplaces too! Transport-wise you're well catered for. There are extremely good train links; you can choose from Nunhead or Queens Road Peckham stations (9 minutes and 12 minutes to each respectively by foot). The journey to London Bridge from Queens Road Peckham station is just eight minutes and it of course benefits from being on the 'Ginger Line' taking you to Shoreditch in 18 minutes via overground. Nunhead also offers a fast train service to Victoria, St. Pancras and Blackfriars.

The hall greets you with sublime solid oak Parquet flooring, high ceilings and cornicing. The double reception enjoys more gorgeous wooden flooring, fireplace with ornate mantel and a triptych of arched sash windows with louvered blinds. Understairs storage precedes the super generous kitchen/diner which stretches 7 metres and has opposing rows of solid wooden counters atop sleek contemporary cabinets. Appliances include fridge, freezer, dishwasher, washing machine and dryer. There's a cute serving hatch between the lounge and cooking area and a lovely dining space under the vaulted ceiling. Further light is supplied through bi-fold doors which open to a large paved patio. Steps lead up from here past a pretty planter to the lawn and decked rear patio.

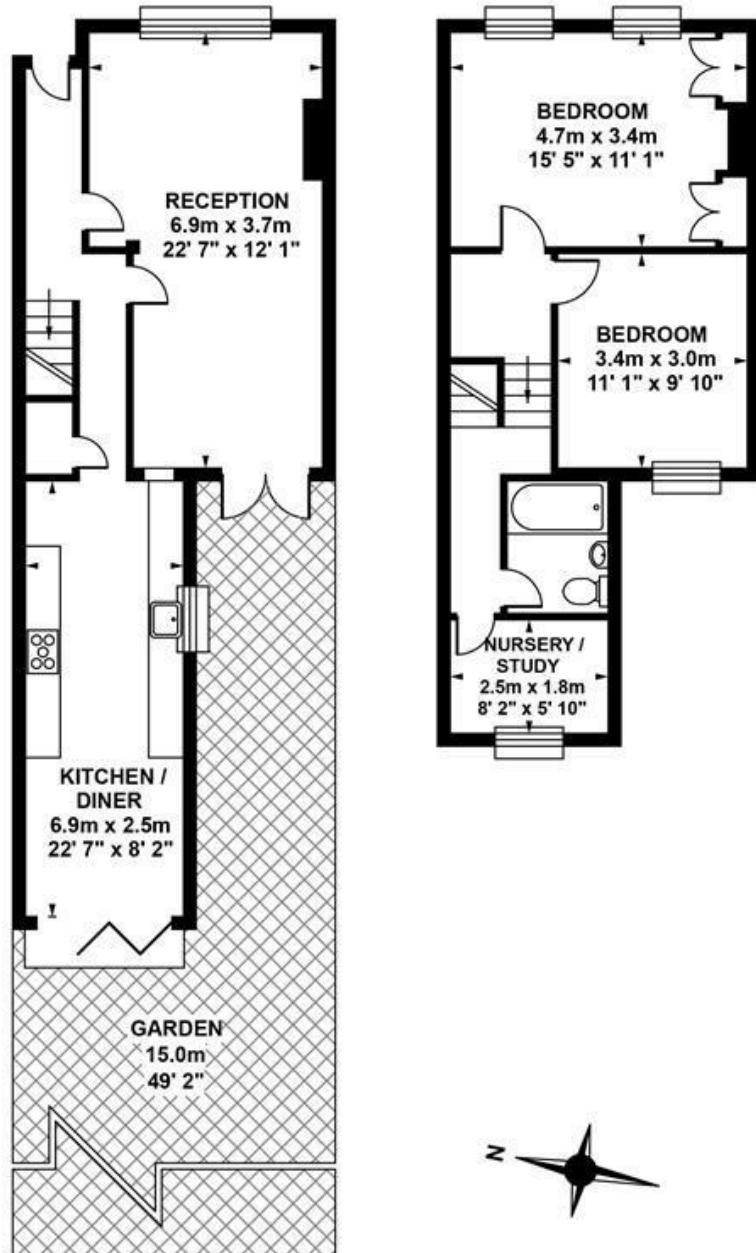
A tasteful pinstripe runner accompanies you up the original staircase. The first return hosts a lovely fully tiled bathroom with crisp suite and skylight. Next to this is the nursery/study. The first floor supplies a lovely front facing master which has tall bespoke wardrobes either side of a lovely feature fireplace. The two front aspect sash windows each have louvered blinds. A further carpeted double bedroom completes the tour.

On Kirkwood Road, you're just a short stroll from the village-esque Nunhead Green where you'll find the wonderful Ayres bakery, fishmongers, butchers, D4100 bar and pizza joint, numerous pubs, wine bars and two amazing coffee shops. It's a short walk to Peckham Rye and the wide variety of bars, restaurants and shops in Peckham including Franks for rooftop summer drinks and Nola for award winning coffee. Peckham also boasts a famous cinema with tickets for just £5.99, gyms and large supermarkets. In the other direction is Nunhead cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's. You are also in walking distance of East Dulwich's fab highstreet or Brockley for wine bars, Hilly Fields picnics or the great Saturday market.

The property was subject to a historic subsidence claim related to root-induced clay shrinkage, caused by vegetation which has since been removed. Remedial works were completed under insurance supervision, including structural crack repairs. A Certificate of Structural Adequacy and a Schedule of Repairs, both dated December 2024, are available for inspection by serious prospective purchasers. No further issues are anticipated.

Tenure: Freehold

Council Tax Band: D



### GROUND FLOOR

Approximate. internal area :  
49.60 sqm / 534 sq ft

### FIRST FLOOR

Approximate. internal area :  
42.93 sqm / 462 sq ft

### TOTAL APPROX FLOOR AREA

Approximate. internal area : 92.53 sqm / 996 sq ft  
Measurements for guidance only / Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	85
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		
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.

