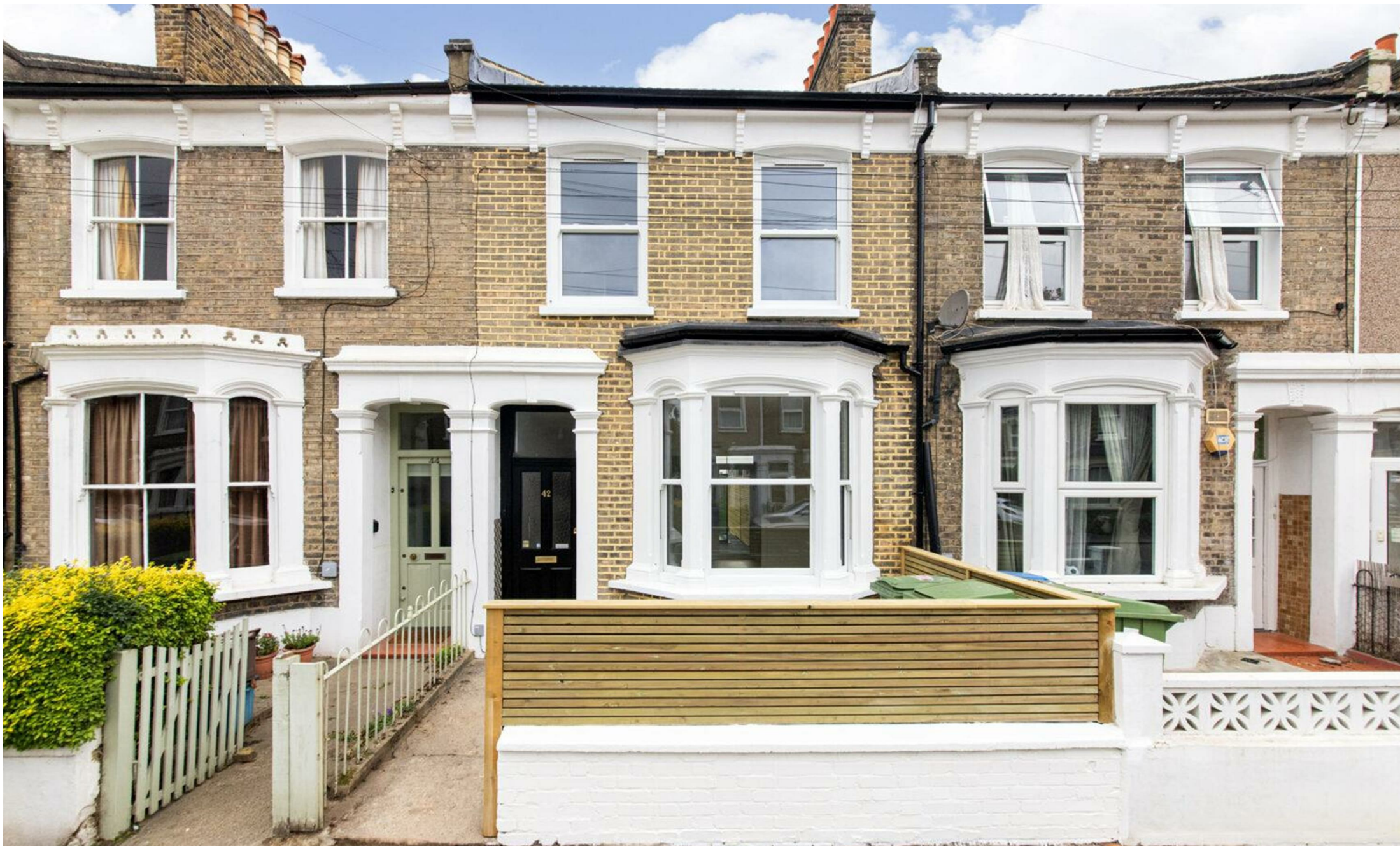




Nutcroft Road, SE15 | £900,000

02087029666

peckham@pedderproperty.com

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We live local



In General

- Three double bedrooms
- Meticulously renovated throughout
- Almost 1,100 sq ft of living space
- Brand new high specification kitchen with Bosch appliances
- Landscaped south east facing garden
- Four piece family bathroom
- New insulation, boiler, radiators, and double glazing
- Smart home features including Hive thermostat and Ring doorbell
- Sought after Peckham location
- Chain free

In Detail

This meticulously renovated three bedroom Victorian house, measuring almost 1,100 sq ft, offers an exceptional blend of modern luxury and period charm, making it an ideal home for a growing family.

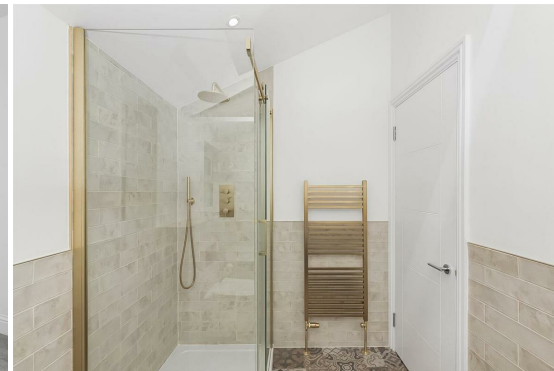
Beautifully finished throughout, the ground floor features elegant herringbone wood flooring and a bright, expansive through lounge with sash windows, creating a welcoming and airy feel. Every detail has been thoughtfully upgraded, including but not limited to full rewiring and re-plumbing, a new boiler, radiators, double glazed windows, and smart home additions including a Hive thermostat and Ring doorbell.

The brand new kitchen is a real showpiece, finished to a high specification with handleless cabinetry, quartz worktops and splashbacks, and a top of the range suite of Bosch integrated appliances including an oven, induction hob, extractor, and dishwasher, along with a Beko fridge freezer. The space is flooded with natural light thanks to a striking welded glass box bay window and bi fold doors leading out to the landscaped south east facing garden, complete with new perimeter fencing, patio and lawn.

A spacious downstairs WC and cleverly designed understairs utility area, with power and plumbing for a stacked washer and dryer, add further practicality. Upstairs, three generous double bedrooms are accompanied by a chic four piece family bathroom, featuring contemporary finishes throughout.

Perfectly located within easy reach of local amenities including popular restaurants such as Kudu, independent cafés, supermarkets, and the much loved Prince of Peckham pub, this home offers both style and convenience in one of Peckham's most vibrant neighbourhoods. Offered chain free.

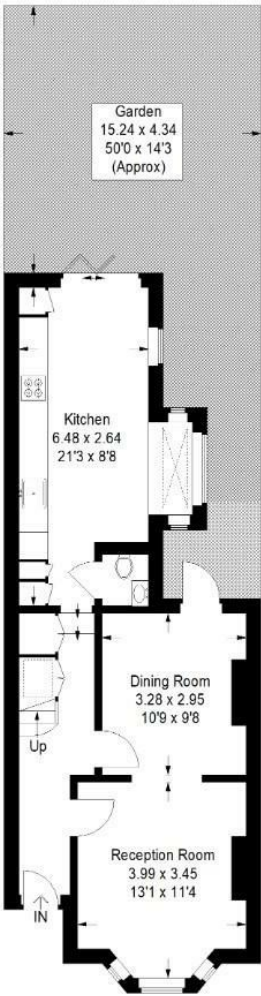
EPC: TBC | Council Tax Band: D



Floorplan

Nutcroft Road, SE15

Approximate Gross Internal Area
101.0 sq m / 1087 sq ft



Ground Floor

Reduced headroom below 1.5 m / 5'0



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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