

HOLLYDALE ROAD, NUNHEAD, SE15

FREEHOLD

£950,000



SPEC

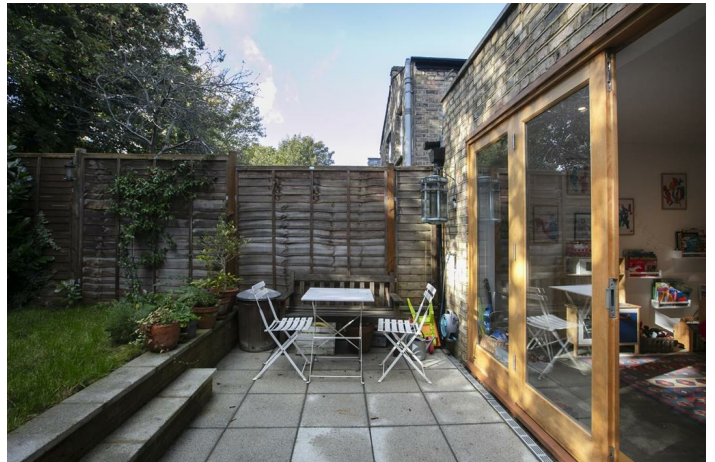
Bedrooms : 3
Receptions : 3
Bathrooms : 1 + extra WC

FEATURES

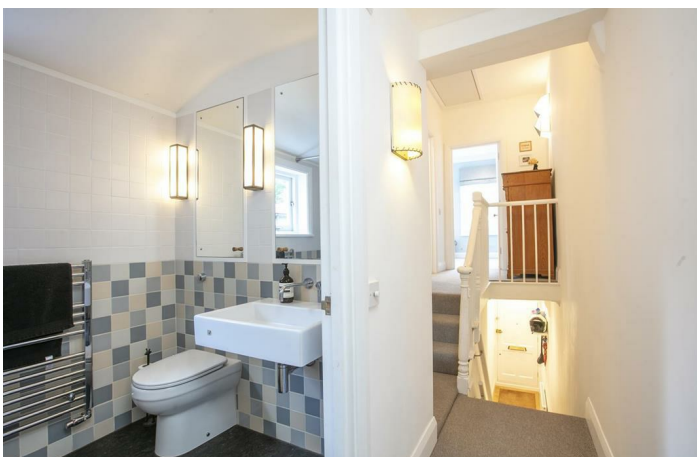
Wonderful Rear Extension
Tasteful Styling Throughout
Contemporary Kitchen and Bathroom
Plenty of Bespoke Storage
Freehold



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Beautifully Extended Three Bedroom Victorian Home With Garden Studio.

This expertly extended period home boasts a fantastic open-plan living area/kitchen area that takes the lion's share of the generous ground floor. Slick neutral styling, period feature and a fab concrete floor will impress no end. The accommodation, over two floors, comprises ample sitting, cooking and dining areas, three lovely double bedrooms, downstairs wc, pantry and a modern bathroom. The rear garden even has a charming studio space - great for working from home! You're within a fifteen minute stroll of the amenities and eateries of Queens Road. We love Kudu grill, Peckham Cellars, Mamma Dough, Pedler Good Fortune and the hugely popular Pan-Balkan Peckham Bazaar too. The Blackbird Bakery is great for a coffee before the commute! The house is also a short stroll from the beautiful village-esque Nunhead Green where you'll find a wonderful wet-fish shop, delicious deli, gastro pub and bakery. Transport is so convenient with Nunhead Station just a three minute stroll for regular swift services to London Bridge taking only 8 minutes! You can be strolling along the Thames door to door in less than 15 minutes. Queens Road is just 12 minute walk for further swift services to central London and beyond.

The entrance hall has high ceilings, wooden floors and a dash of original cornicing. Neat bi-fold doors open politely to the magnificent open plan living/dining area. To the front you find a comfortable lounge with pretty tiled fireplace and simple coving. The generous family dining area adjoins and runs through to the kitchen which boasts superb concrete flooring. The cabinets and counters are white and plentiful. Appliances include a five ring gas hob and oven and there's a stainless steel sink and drainer. On the far wall sits a super deep wc with oodles of storage potential and a separate laundry cupboard with space for the washing machine. A further seating area precedes the garden access which is offered through wide glass French doors. The patio leads to the raised lawn and wooden garden studio.

Upward bound you find a long carpeted landing with wall lighting and neutral decor. The master bed fronts the street through two double glazed sash windows. Ubiquitous fitted storage sits on the both left and right walls. Bedroom two sits next door with a pleasant rear aspect and lots more fitted storage. The bathroom resides on the rear return with pretty tiling, heated towel rail, modern suite, bath and swanky wall lighting. Twin recessed mirrored cabinets over the sink will house your lotions and potions. Bedroom three, another fine double faces over the garden with fitted storage.

Nunhead boasts some lovely eateries. Napura, 28 days hung and Four Hundred Rabbits all promise yummy nosh. The Old Nun's Head does a lovely craft pint and more tasty fair. They have regular events and themed evenings too. A book shop, butcher, grocers, deli, baker, beer shop, Vermouth bar (!), pretty library, crafts store, bike shop and fishmonger will save you the bother of leaving the locale too. Then you have the mouth watering Farmer's Market on Sunday mornings in Peckham's town square, and the award-winning library, multiplex cinema, Pulse Healthy Living Centre - all within 15 minutes walk. In the other direction is Nunhead Nature Reserve and cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's. On your doorstep are the acclaimed Peckham Library, the Peckham Pulse Leisure Centre and boho amenities of Bellenden Road with cafés, bars and restaurants plus a good bookshop and boutiques.

Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
62.78 sqm / 676 sq ft

GARDEN ROOM

Approximate. internal area :
7.56 sqm / 81 sq ft

TOTAL APPROX FLOOR AREA

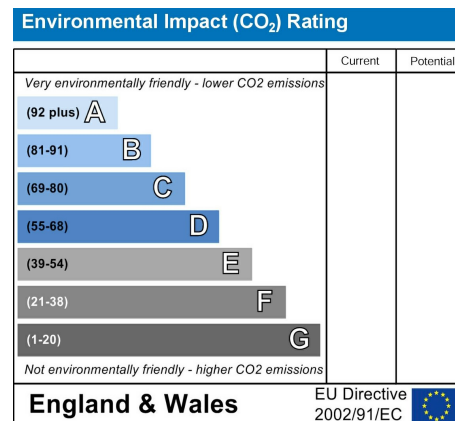
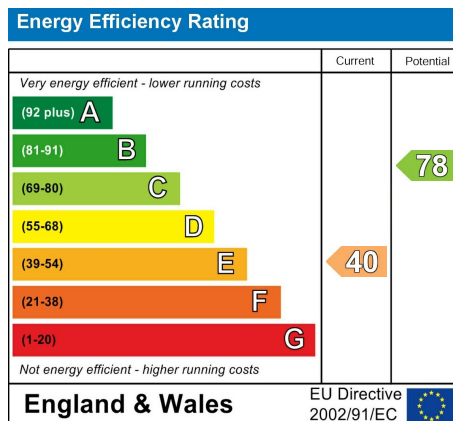
Approximate. internal area : 119.29 sqm / 1283 sq ft

Measurements for guidance only / Not to scale

FIRST FLOOR

Approximate. internal area :
48.95 sqm / 526 sq ft

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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.

