

GORDON ROAD, NUNHEAD, SE15

FREEHOLD

GUIDE PRICE £1,250,000 TO £1,350,000



SPEC

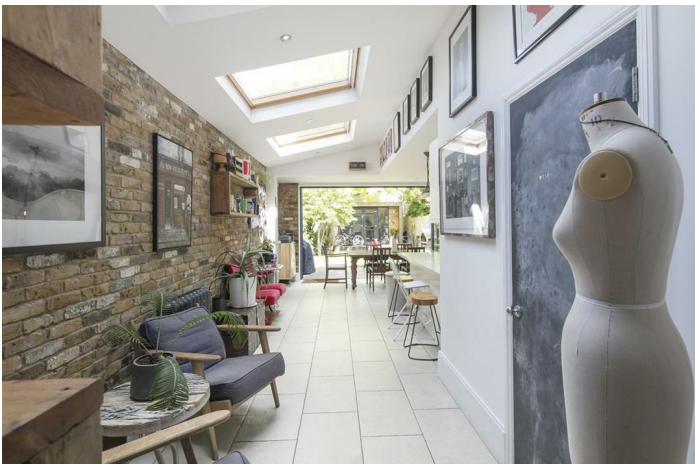
Bedrooms : 4
Receptions : 2
Bathrooms : 3

FEATURES

Garden Studio
Impressive Kitchen and Loft Extensions
Generous Storage and Utility
Prized Location
Freehold



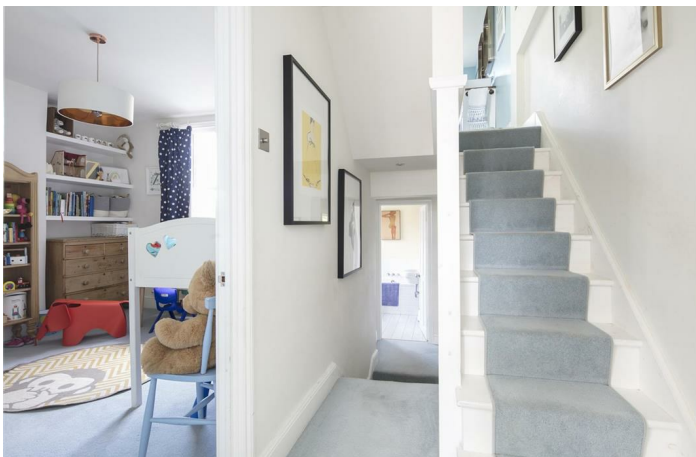
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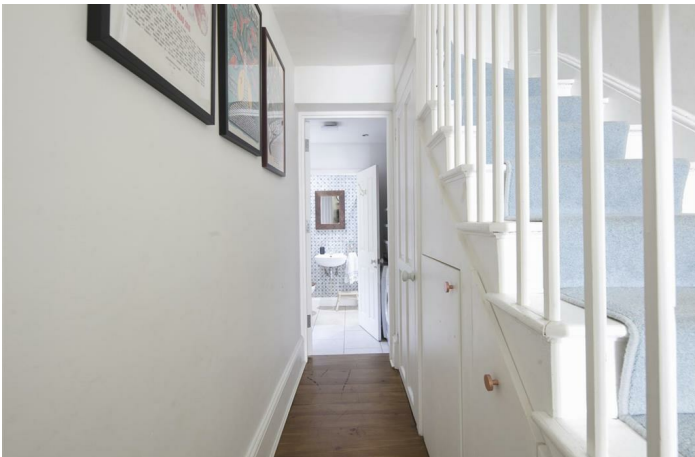
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Handsomely Extended Four Bedroom Period Home With Garden Studio.

Boasting a wonderful full-width kitchen extension and a magnificent loft suite, this four bedroom family home lets you spread your wings wide. The decor is sympathetic and there's plenty of storage and a fab garden studio too! The accommodation comprises a double reception, huge kitchen/living space, four lovely double bedrooms, two fab bathrooms and a handy utility/shower room. You couldn't ask for a better location! Here you are close to three stations: Nunhead offers regular services to Victoria and Blackfriars, Queens Road Peckham will get you into London Bridge in five minutes (and Victoria in slightly longer) while Peckham Rye serves all three London termini. The two latter stations each also enjoy the London Overground line. Nunhead Lane, at the southern end of the road past the green, is a good place for local grocery shopping - it has a wet fish shop, a proper bakery and a greengrocer.

A pretty exterior greets you brightly with duck egg walls and neat front garden. The inner hall has wooden floors, an arched ceiling architrave and neutral decor. A huge double reception invites you left to find a wide bay with charming window seat and louvered blinds. Also on offer is a wood burning stove with period mantel and lovely tiled hearth. A matching hearth to the rear is flanked by low level storage units and shelving. Wide steps descend rear to your gargantuan kitchen/diner where three huge skylights afford a flood of natural light. There's a long breakfast bar and additional formal/family dining, a butler sink and a six ring gas range. Wide bi-fold glass doors slide full-width for your guests to spill onto the patio. It blends beautifully with the interior. From here a healthy and generous lawn precedes the garden studio which has its own decked patio. This enjoys summer sun till 7pm ! Perfect for an early evening aperitif. The studio benefits from electricity and peaceful vibes. It's the perfect work-from-home space. The garden has a wonderful secure appointment being mid-terrace.

Back inside you find a welcome utility space off the kitchen with an adjoining shower room. This handily wraps around to the hall. Upward bound you meet a huge front-facing double bedroom stretching to full width. There's a lovely original ornate feature fireplace, fitted wardrobes and sky-blue feature wall. Bedroom two has more fitted storage and peaceful rear views. To the rear of the landing you find a family bathroom with pristine white suite, frosted side aspect sash window. Bedroom three, a peaceful rear-facing double steals calming garden views.

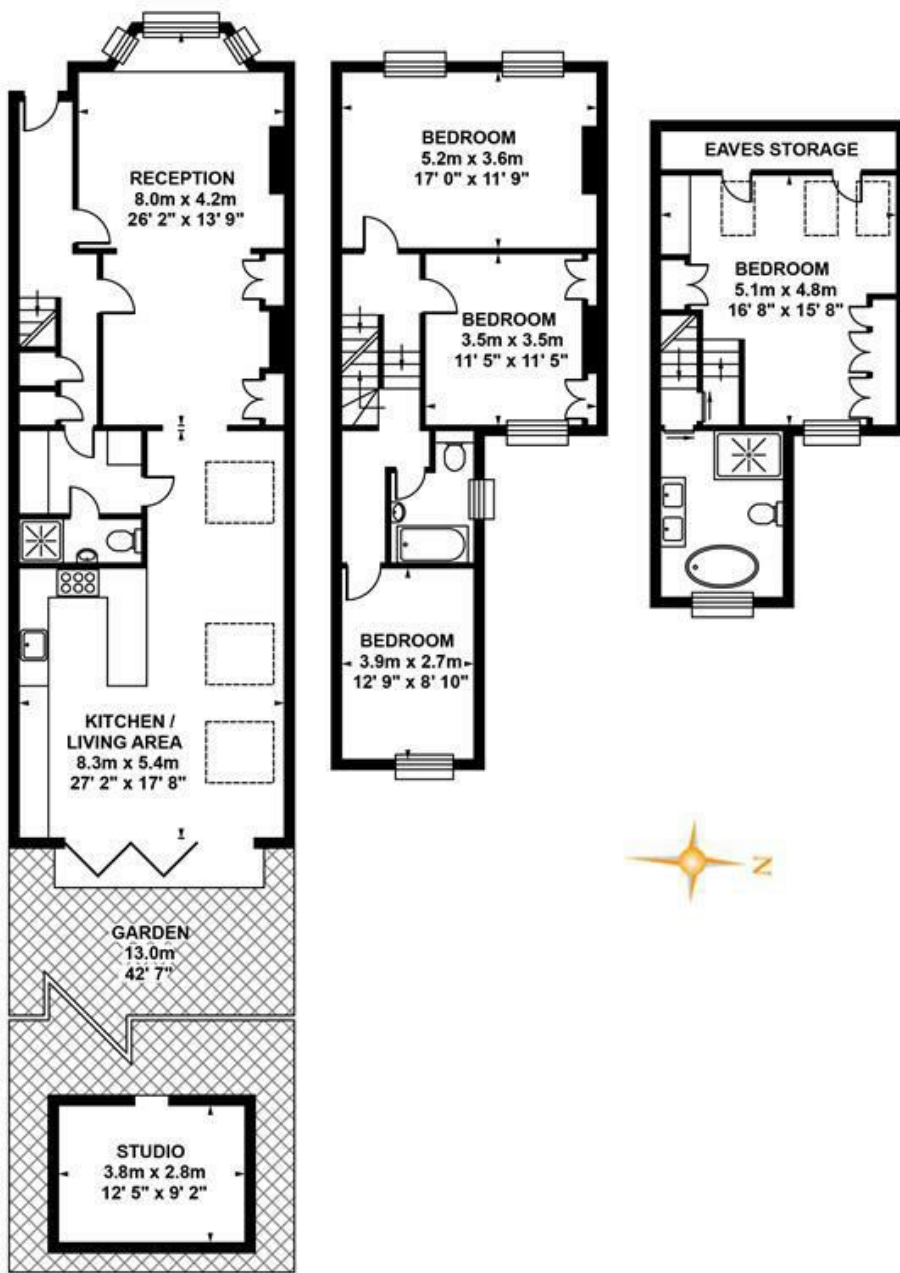
A neat staircase with white treads and risers and matching runner ascends from the landing to a rear-facing bathroom with space-saving sliding door. Geometric floor tiles make for a snazzy finish and there's a huge double walk-in shower, twin wash hand basins and a most lovely roll top bath with ornate legs. The top master bedroom sits through another nifty recessed door and spans a notably impressive space. Three front aspect Velux and a gorgeous picture window ensure maximum airiness. There's tonnes of fitted shelving and additional storage in the eaves.

You're within a 10-15 minute walk of all that Peckham offers, like the massively popular 'Frank's Café' - great for a summer pint and some fab city views. Peckham Bazaar is a much-loved local watering hole/restaurant - it's just a moment's stroll. Or, for any amount of exotic produce, nip down to Rye Lane which is equally close. The Bussey Building offers a great mix of culture and social fun. Other yummy restaurants include Mr Bao, Kudu and the Greek Mezze restaurant just a few moments around the corner. Skehan's pub on Telegraph Hill was recently voted London's top boozier by Timeout! If you fancy a coffee and a read, head to Good cup or Mosely - both an easy stroll.

Nearby Lordship Lane has just about everything to save you heading to town - boutiques, cafés, deli's, pubs and clubs - it's a real plus. Peckham Rye Park or beautiful, peaceful Nunhead Cemetery are close by for a Sunday stroll. Also close-by are Cossal Park, Harold Moody Park and Nunhead Green. Sydenham Hill Woods is a quick drive for yet more leafy r&r as is the Horniman Museum, South London Gallery and the Hannah Barry Gallery.

Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
85.34 sqm / 919 sq ft

STUDIO

Approximate. internal area :
10.64 sqm / 115 sq ft

FIRST FLOOR

Approximate. internal area :
55.80 sqm / 601 sq ft

SECOND FLOOR

Approximate. internal area :
37.53 sqm / 404 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 189.31 sqm / 2039 sq ft

Measurements for guidance only / Not to scale

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FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

