

IVYDALE ROAD, NUNHEAD, SE15
LEASEHOLD - SHARE OF FREEHOLD
£600,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 90 years on the underlying lease

Service Charge : n/a

Ground Rent : n/a

FEATURES

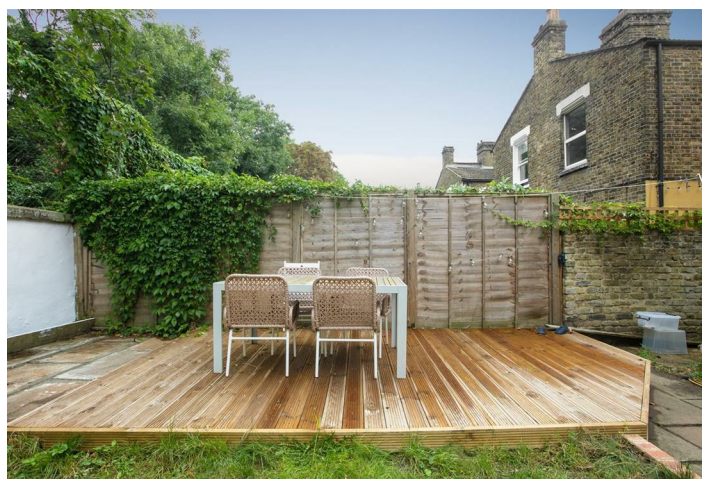
Private Garden

Two Double Bedrooms

Modern Kitchen

Private Entrance

Share of Freehold



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Well Placed Two Bedroom Period Conversion With Private Garden - CHAIN FREE.

Sitting within easy reach of the transport links and social niceties of Nunhead, this fab two bedder puts you close to everything a Londoner could want. The property sits on the ground floor of a handsome building that backs onto the magnificently idyllic Nunhead Cemetery and reserve. Accommodation comprises two double bedrooms, living room, separate kitchen and bathroom. The rear garden is private and peaceful enjoying a decked patio and the shade from mature trees behind. Nunhead Station is a short walk away, meaning you can be in Central London just over 20 minutes after leaving the front door. Stroll down to Nunhead Green for pubs, restaurants, a deli, greengrocer and an amazing fishmonger. Just a little further are Peckham and East Dulwich both homes to some achingly fashionable eating and drinking spots as well as having an independent cinema each.

A private entrance invites you off the street to find a long hallway. The first of your double bedrooms fronts the street with high ceilings, square front bay window, fitted storage and a feature mantel. Bedroom two sits further along the hall and offers access, via French doors, to the side patio. Further storage will allow for a tidy life. The reception sits at the end of the hall and dips into a side aspect bay window. There's a super deep recessed storage space and plenty of room for comfortable lounging. A bathroom adjoins to the rear of this with bath and white suite. Last but not least comes your modern kitchen which has plentiful cabinet and counter space. Glass doors open rear to your fab private garden. Backing onto the much-loved Victorian Nunhead Cemetery and reserve, it promises an unbeatably tranquil space to chill.

Walk to Nunhead station (Zone 2) in less than 8 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. 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!

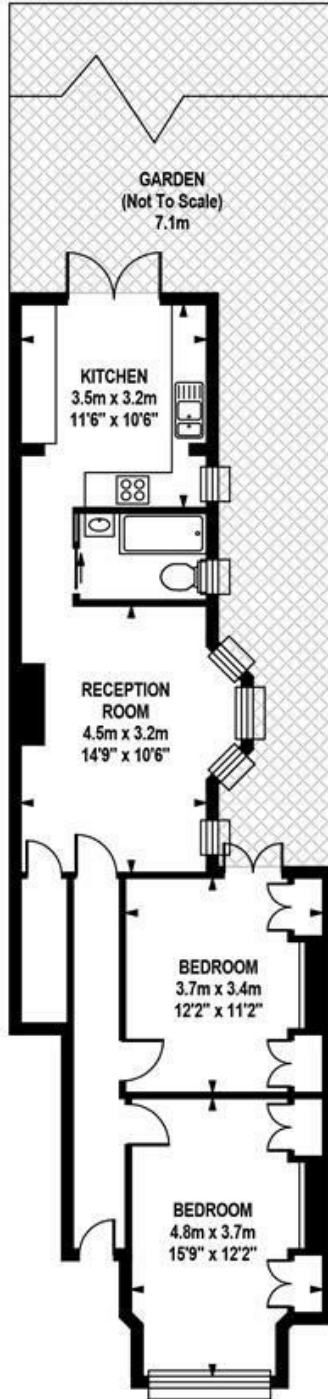
Tenure: Share of Freehold

Lease Length: 90 years remaining

Council Tax Band: C

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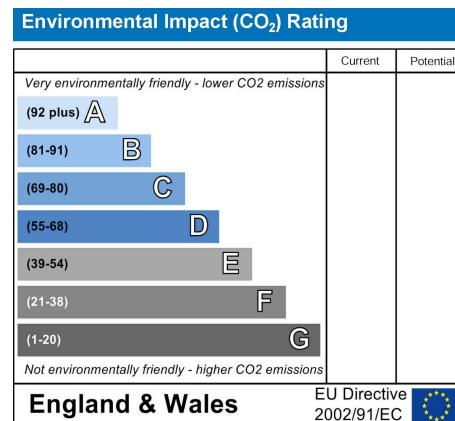
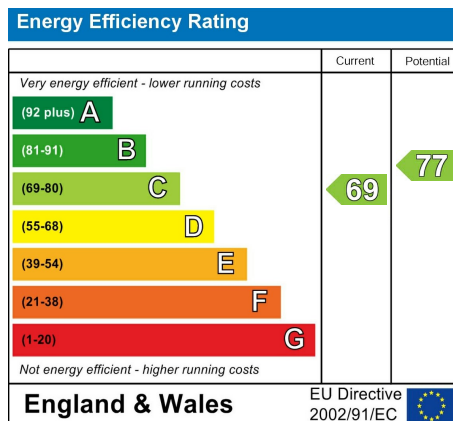


GROUND FLOOR

Approximate Internal Area :-
68.67 sq m / 739 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.

