

KIMBERLEY AVENUE, NUNHEAD, SE15

FREEHOLD

GUIDE PRICE £800,000 - £850,000



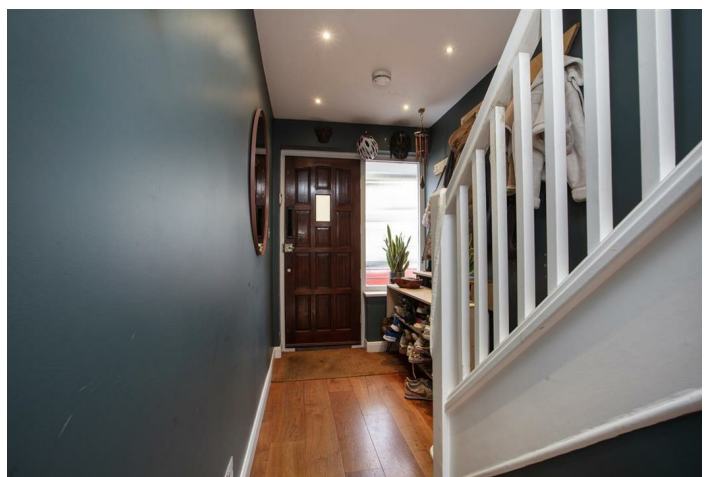


## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

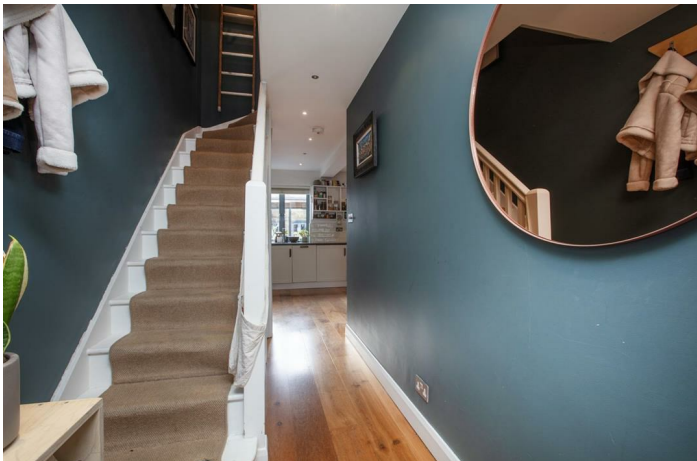
## FEATURES

Amazing Garden Studio  
Generous South Facing Garden  
Peaceful Convenient Location  
Slick Styling Throughout  
Freehold





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Fantastic Two Bedroom House With Studio and Huge South Facing Garden.

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Boasting an excellent layout, spot on styling, a contemporary kitchen and bathroom and a super approx. 60 foot sunny rear garden, this fab two bedder (aptly named 'The Doodlebug') really packs a serious punch. The ground floor enjoys a semi open plan vibe. It's spacious and stylish and completely conducive to modern living. It's a home that you can enjoy in all seasons, whether it's sunning yourself with a bottle of rosé in the garden, or warming up by the log burner with a lovely bottle of red and a hearty meal, you'll always find it hard to leave. An amazing garden studio adds to the charm! It's also worth a mention that you can extend into the loft or even rear into the garden subject to planning - a third bedroom or more living space perhaps? Should you tear yourself away you'll find the area continues its stratospheric rise in popularity. Nunhead Green is a delight since its refurb - a real joy on a sunny day. You're within a stroll of Peckham Rye Common and Park and Nunhead Lane has a really lovely mix of independent shops and eateries.

The smart exterior sits behind a mature tree and bears the name next to the contemporary door. Enter to the hall to find handsome wooden floors and neutral walls. The stairs is painted white and has a Sisal runner. Head right to meet the lounging area with square bay, cast iron school house radiators and a beautiful multi fuel stove. This runs uninterrupted to the dining area and kitchen which spans the full width of the house. Quartz counters, cream cabinets and a rather impressive five ring gas range will woo you at first glimpse. There's an integrated dishwasher and space left for an American fridge/freezer. The space wraps round to the rear of the hall offering complete ease of access throughout. Your garden is reached through cool aluminium French doors where you first meet a paved patio. A generous lawn then keeps you company up the garden path to that splendid garden studio which boasts rustic wooden walls and a large skylight and folding glass doors for tonnes of light. The garden soaks in abundant southerly light throughout the day. It's a little micro-climate where the flowers and wildlife thrive.

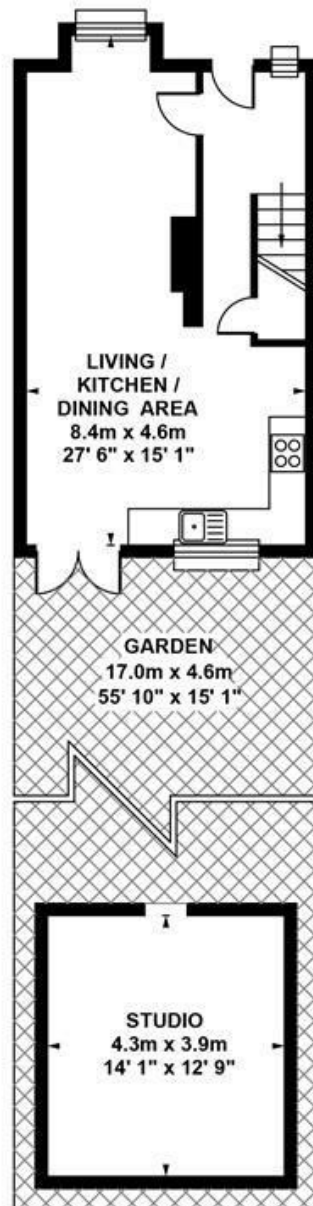
Heading upward from the hall you'll find your boastful master bedroom fronting the street through two windows. Deep sliding wardrobes recess on the rear wall. Your second bedroom enjoys a view over the garden - you really get to appreciate its length from here. Last but not least is an entirely desirable bathroom with double walk-in shower and drencher, extra deep, double ended bath, heated towel rail, circular wash hand basin and a most vibrant floral accent wall. A wall mounted ladder leads you upward from the landing to a large storage loft - great for keeping your beloved tat from sight.

For transport, Nunhead station is a mere two minute walk and provides regular trains to Victoria (15 minutes), Blackfriars (15 minutes) and St Pancras (30 minutes). The London Overground line at Brockley or Queen's Road are each an easy walk as are direct trains to London Bridge from Queen's Road Peckham. Nunhead Green is a pretty place to relax with the papers and keep the kids happy - we even have an office in the area! You're within a pleasurable stroll of Nunhead Cemetery which is widely considered a hidden gem offering atmospheric strolls and great views over London. Lordship Lane and its unbeatable mix of cafés, bars, boutiques and amenities is within easy reach on foot.

Tenure: Freehold

Council Tax Band: C





### GROUND FLOOR

Approximate, internal area :  
36.66 sqm / 395 sq ft

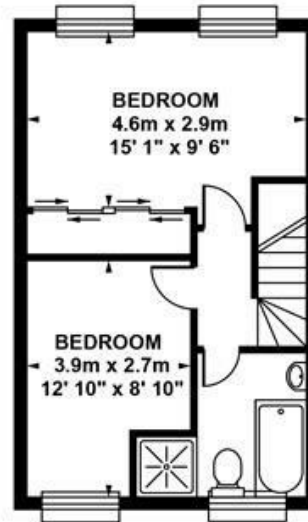
### STUDIO

Approximate, internal area :  
16.77 sqm / 181 sq ft

### TOTAL APPROX FLOOR AREA (including Studio)

Approximate, internal area : 88.73 sqm / 956 sq ft

Measurements for guidance only / Not to scale





### FIRST FLOOR

Approximate, internal area :  
35.30 sqm / 380 sq ft



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

