

LUGARD ROAD, NUNHEAD, SE15

FREEHOLD

£975,000

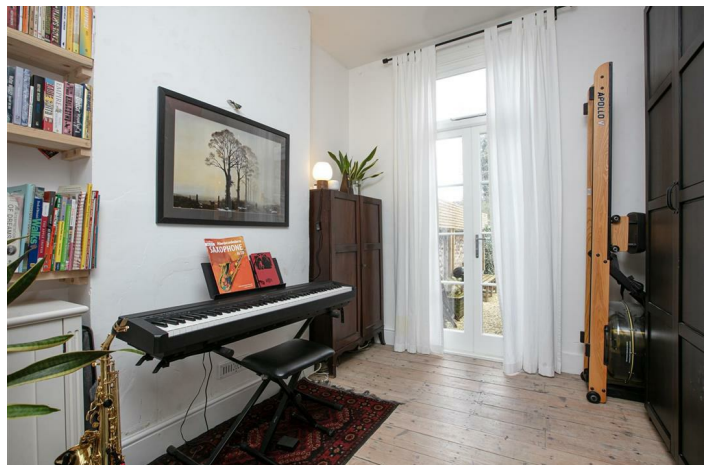


SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 1

FEATURES

Two Spacious Floors
Period Features
Pretty Rear Garden
Popular Residential Road
Freehold



LUGARD ROAD SE15
FREEHOLD



LUGARD ROAD SE15
FREEHOLD



Well Presented Three Bedroom Victorian Home in Mature Convenient Spot.

A fine three double bedroom period home within an easy stroll of Nunhead, Peckham and Queens Road! Spread generously over two floors (plus fab loft room), the property comprises two reception rooms, nicely proportioned kitchen/diner, three double bedrooms, bathroom and wc. A pretty, lush rear garden supplies a nice spot for the summer months. From Lugard Road you can easily benefit from the best of vibrant Peckham. Transport is unbeatably convenient with Queens Road Station just a five 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. Peckham Rye Station is a 10 minute walk and you're also within an easy five minute ramble of lovely Nunhead with its bars, cafes, fishmonger, butcher, bakers and green. Nunhead cemetery is delightful whatever the season and you'll benefit from yet more fantastic transport links at Nunhead Station.

A recessed arched portico leads inward to the hall which steals light from a raised mottled window over the door. Aged timber floors, crisp neutral walls and stripped wooden doors make a great first impression. The double reception sits left and is separated centrally by wide original doors. A deep bay window, feature mantel and pretty French doors to the rear continue the charm offensive.

Further along the hall you find ubiquitous understairs storage and a handy wc. The kitchen is generous and beautifully crafted with wonderful Parquet flooring, plentiful cabinetry, five ring gas range and a double butler sink deftly tucked into the side bay window. The garden is a wonderful lush affair and is accessed to the side and rear.

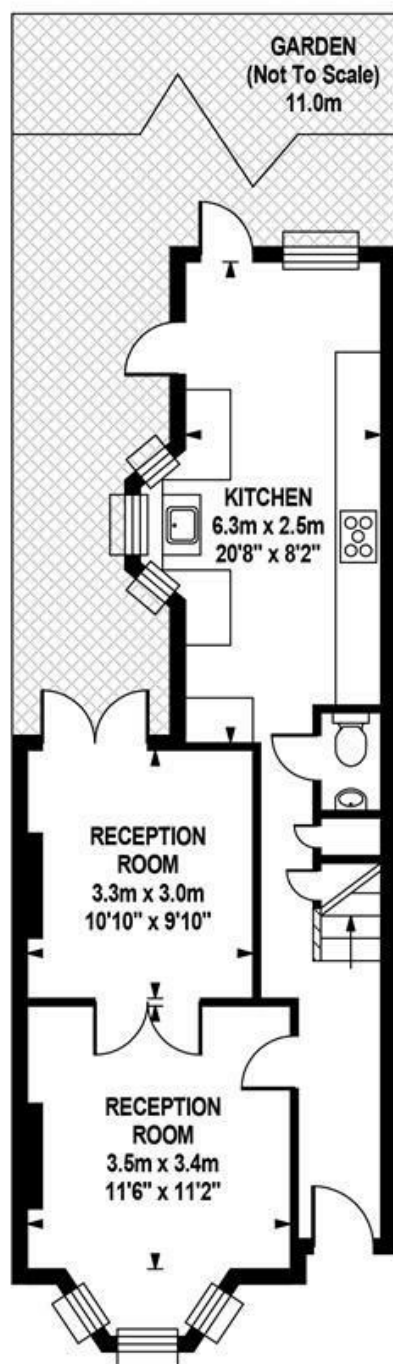
Upward to the first landing you find more beautifully aged timber floors. A long return hosts the first of your bedrooms, a rear facing double with garden views. Next to this is a modern family bathroom with contemporary suite and side aspect frosted sash window. The master bedroom fronts the street with more sympathetic simple styling and two large double glazed sash windows. A space-saving set of wooden stairs with open risers ascends up to your fab loft room which has recessed eaves and skylights to front and rear. The third bedroom sits back on the first floor with a pleasant rear aspect.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location, as well as Queen's Road station there are also good bus links into town - the 436 will take you all the way to Paddington and once in Peckham (10 mins walk) you have the option of the ubiquitous number 12. Peckham Rye and Telegraph Hill parks are both 15 minutes' walk. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by. Nunhead boasts some lovely eateries. 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, pretty library, crafts store, bike shop and fishmonger will save you the bother of leaving the locale too. 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. Even closer are the cafes and eateries of Queens Road. Check out Kudu, Mamma Dough and the fantastic Peckham Cellars and the hugely popular Pan-Balkan Peckham Bazaar just round the corner. We love the Blackbird Bakery for a coffee before the commute.

The seller has informed us that a noise complaint was previously made to the local council regarding a neighbouring dog. Since then, soundproofing measures have been installed to mitigate any disturbance. Prospective buyers are encouraged to make their own enquiries and satisfy themselves on this matter before proceeding with a purchase.

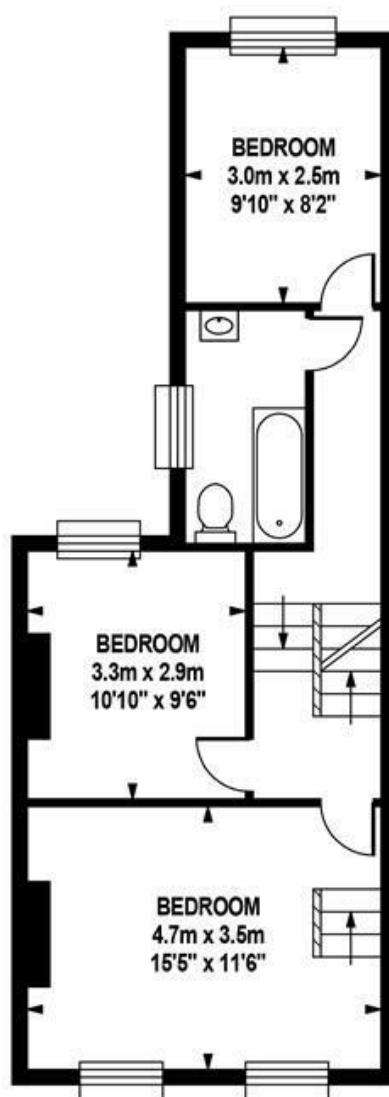
Tenure: Freehold

Council Tax Band: D



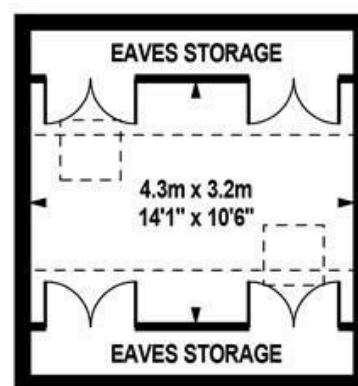
GROUND FLOOR

Approximate Internal Area :-
51.19 sq m / 551 sq ft



FIRST FLOOR

Approximate Internal Area :-
49.85 sq m / 537 sq ft



LOFT

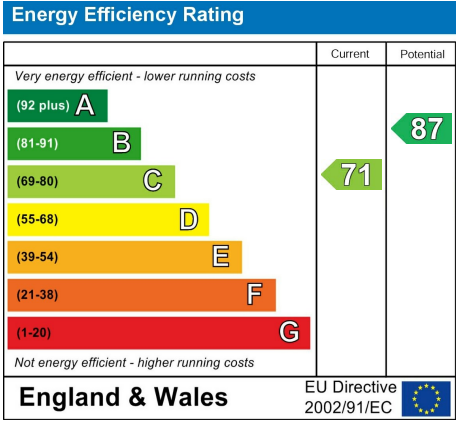
Approximate Internal Area :-
19.78 sq m / 213 sq ft

TOTAL APPROX.FLOOR AREA

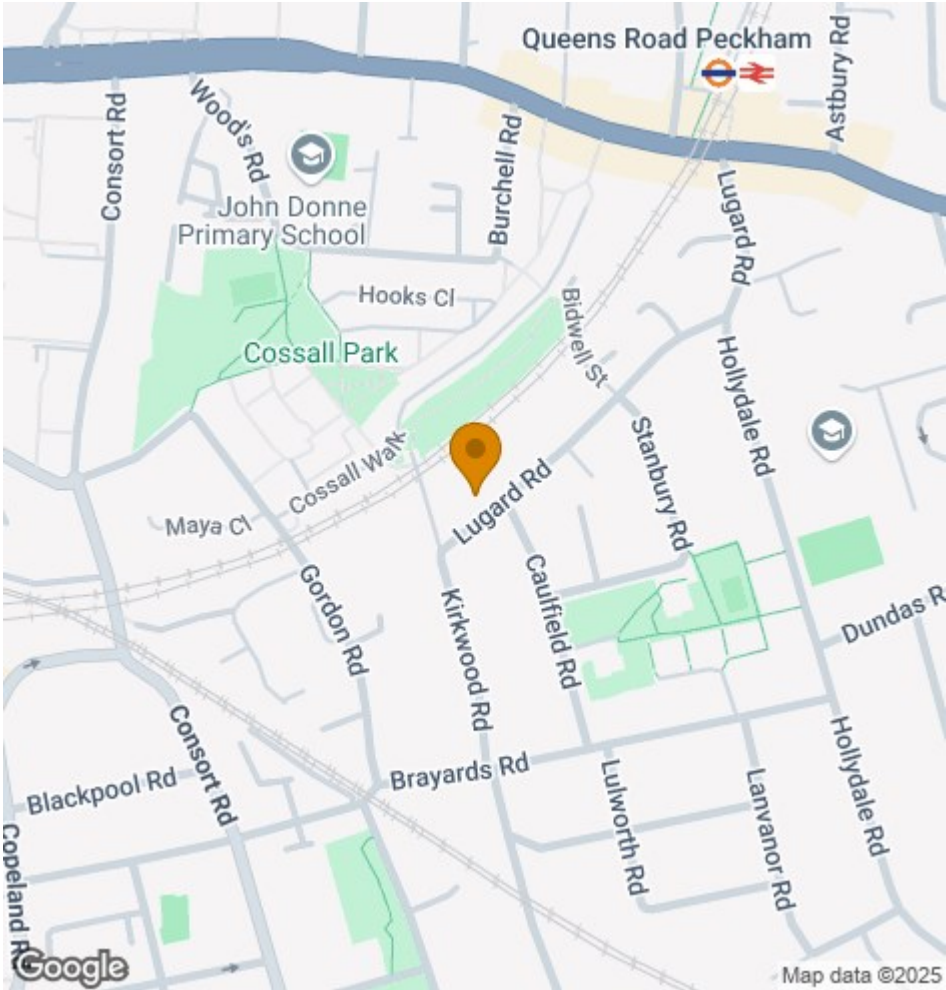
Approximate Internal Area :- 120.82sq m / 1301 sq ft
Measurements for guidance only / not to scale



LUGARD ROAD SE15
FREEHOLD



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.



Wooster
&Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk