



## Ivydale Road, SE15

£1,225,000

Built in 2013 in a Victorian style, keeping in-line with other properties on the road, this immaculately presented five bedroom property is split across three floors and is conveniently located within close proximity of excellent transport links and outstanding schools.

Ivydale Road is perfectly placed for Nunhead station with frequent trains to Victoria, Blackfriars, City Thameslink, Farringdon and St Pancras or Brockley station if the East London line is required. The green open spaces of Peckham Rye, Nunhead Cemetery and the Telegraph Hill Parks are all within easy reach.

### Features

- Victorian Style House
- Five Bedrooms
- Extended Kitchen
- South West Facing Garden
- Catchment For Good Schools
- EPC Rating B

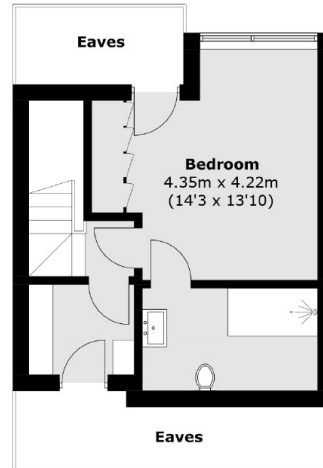


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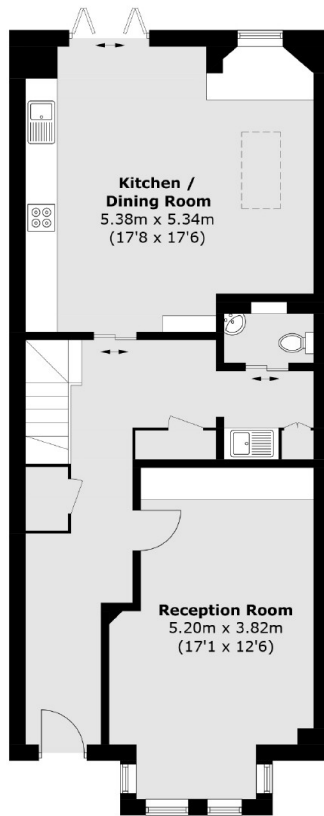
The ground floor comprises a good size living room with bay window and double glazed sash windows with shutters. The kitchen / dining room has been fully extended by the current owners, providing the perfect entertaining space, with underfloor heating and sliding doors opening on to beautifully presented south west facing garden which backs onto Nunhead cemetery. There is also a spacious utility room and downstairs W.C. On the first floor are three large double bedrooms, as well as a smaller bedroom, ideal for a nursery or home office, and family bathroom. Moving upstairs to the third floor is the master bedroom, with stunning en-suite bathroom and walk-in wardrobe. The property also boasts a very high EPC rating 'B'.



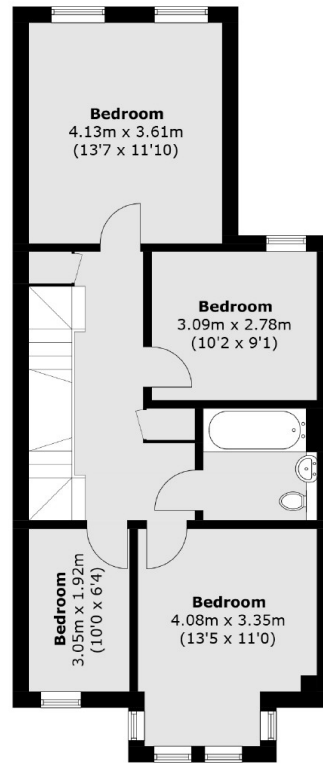
Ivydale Road,  
London, SE15



**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 165.8 sq. m (1784.4 sq. ft)  
(Excluding Eaves)