



## Hollydale Road, SE15

£625,000

Occupying the entire ground floor of this elegant Victorian house in a prime position close to Nunhead High Street, this cleverly-designed two bedroom garden flat has been recently extended and completely refurbished by the current owners to create a fresh contemporary home with central court yard and a secluded rear garden.

Enviably located on a tree lined street the property is a short walk from Nunhead and Queens Road stations, the green spaces of Telegraph Hill, Nunhead Cemetery and Peckham Rye, and the area's wide range of restaurants, bars and community events.

### Features

- Fully Extended
- Stylishly Refurbished
- Two Bedrooms
- Landscaped Garden
- Sought After Road
- No Onward Chain





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To the front, the two double bedrooms are served by a sleek and modern bathroom WC

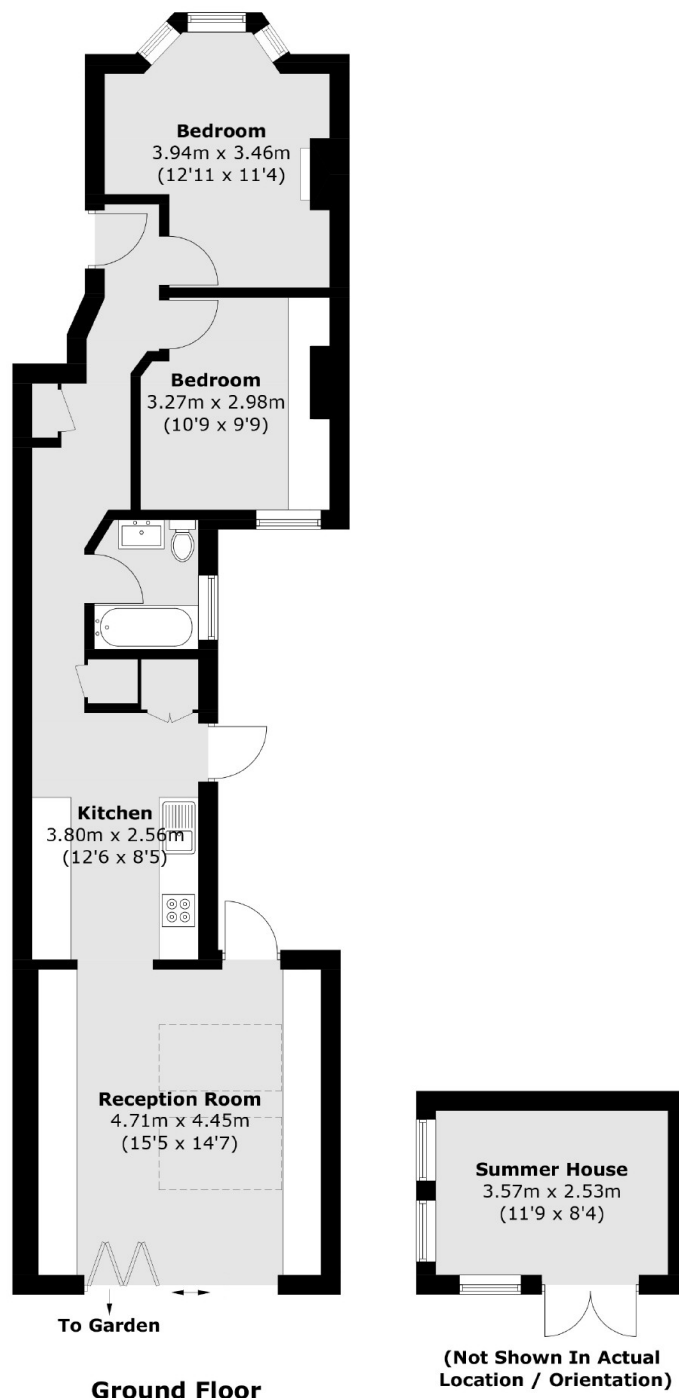
To the rear the property has been thoughtfully extended, utilising both the rear garden and the side return, this layout ensures the living space flows effortlessly from the front to back and creates a wonderful space for entertaining.

The sleek Kitchen has marble work tops and integrated appliances which leads through to the reception with built in dining area and benefits from lots of natural light from two large sky lights and fully-folding glass doors to a superb, landscaped garden.





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Ground Floor (approx.): 66.5 sq. m (715.8 sq. ft)  
Summer House: 9.2 sq. m (99.0 sq. ft)

## Dexters

Peckham Rye  
2 Barry Parade  
Barry Road  
London

Sales  
020 8742 4146

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