

NUTFIELD ROAD, EAST DULWICH, SE22
FREEHOLD
OFFERS IN EXCESS OF £850,000

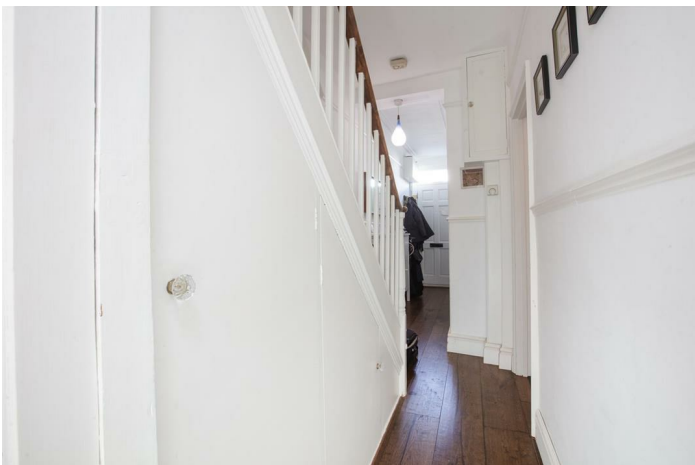


SPEC

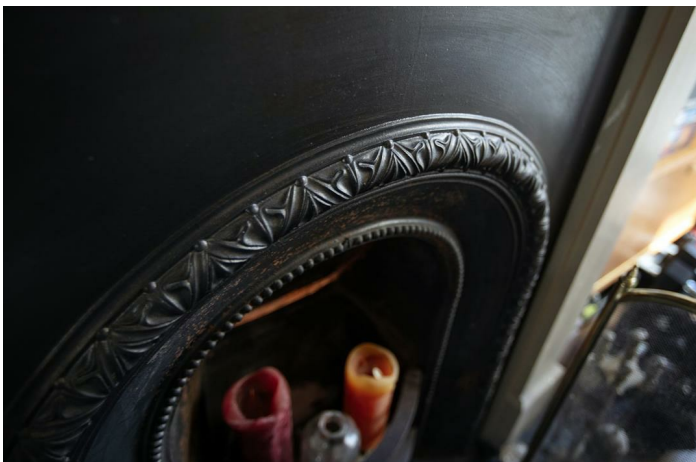
Bedrooms : 2
Receptions : 1
Bathrooms : 1

FEATURES

Close to Lordship Lane
Mature Residential Setting
Period Fireplaces
Wrap-around Patio Garden
Freehold



NUTFIELD ROAD SE22
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Well-Placed Two Bedroom Victorian Home.

Located just moments from the endless amenities of Lordship Lane, this two bedroom period property enjoys a mature yet convenient residential spot. The accommodation, over two floors, comprises a double reception, kitchen/diner, two double bedrooms and a large family bathroom with both shower and bath. The wrap-around patio garden enjoys sunlight at different points throughout the day and provides a lovely space for summer entertaining. Lordship Lane offers an impressive choice of independent cafés, restaurants, bars, pubs and everyday conveniences. We love Kartuli, Dulwich Tandoori, Ristorante Olivelli and Yama Momo, a Japanese izakaya and sushi bar. Franco Manca is also located directly on Lordship Lane for some yummy pizza. The Bishop is a popular boozer while The Victory offers bistro-style dining. Further along the lane, The Lordship Pub combines a relaxed bar and restaurant with a courtyard garden. Independent cafés include Söderberg, Kanella & Co., Bon, Boulangerie Jade and The Plough Cafe.

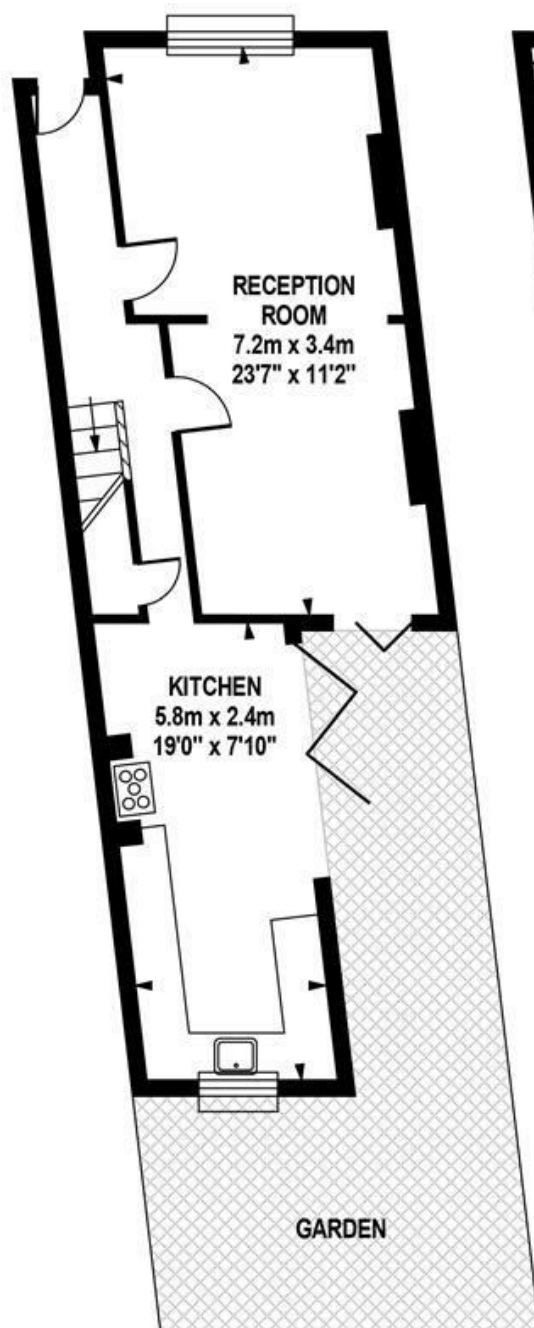
A neat front garden offers space for bikes and bins. The inner hall has timber floors and neutral décor - a theme in abundance throughout. The double reception sits to the left and enjoys twin feature fireplaces and a pleasant aspect. Glass doors lead rear to the patio garden. The kitchen/diner sits to the rear of the hall and supplies plenty of cabinet and counter space and room for the dining table too. Bi-fold doors open to the side patio which leads to a further rear seating area. Heading upward you find a well proportioned family bathroom on the return with walk-in shower and bath. Tasteful olive green walls and a black feature fireplace offer a slick finish. Both of your lovely double bedrooms sit on the first floor. The front-facing master room has floor-to-ceiling fitted storage either side of a dainty original feature fireplace. Bedroom two has lovely timber floors and a peaceful rear aspect.

The property is well positioned for local and London-wide travel, with East Dulwich station a short walk away, providing regular Southern services towards London Bridge. Peckham Rye is also within easy reach, offering additional rail connections including the Windrush Line and frequent Thameslink services. A choice of bus routes runs along nearby Lordship Lane, including the P4, 176, 185 and 197, providing convenient connections towards Brixton, Victoria, central London, Peckham and Penge.

Tenure: Freehold

Council Tax Band: D

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GROUND FLOOR

Approximate Internal Area :-
45.43 sq m / 489 sq ft



FIRST FLOOR

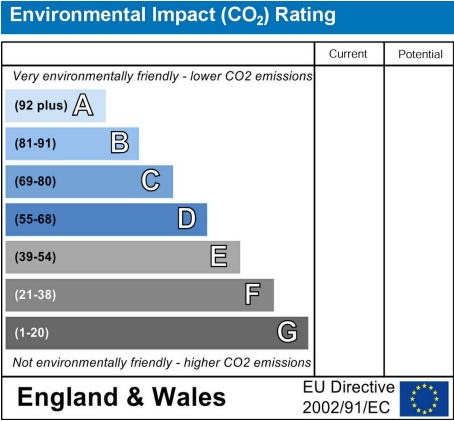
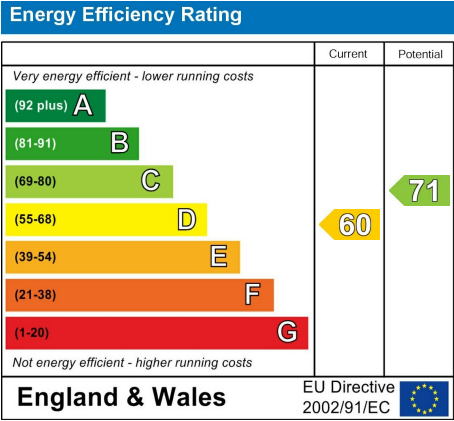
Approximate Internal Area :-
39.76 sq m / 428 sq ft



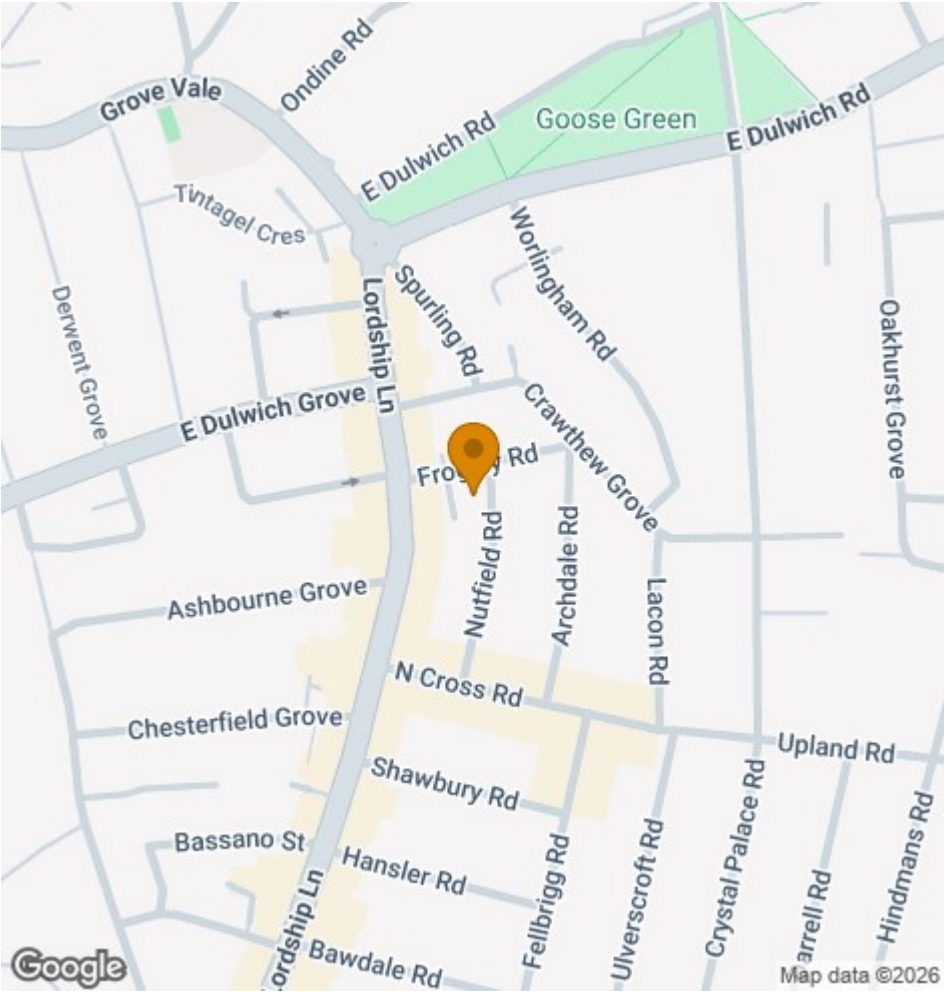
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 85.19 sq m / 917 sq ft
Measurements for guidance only / not to scale

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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.



Wooster
&Stock

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