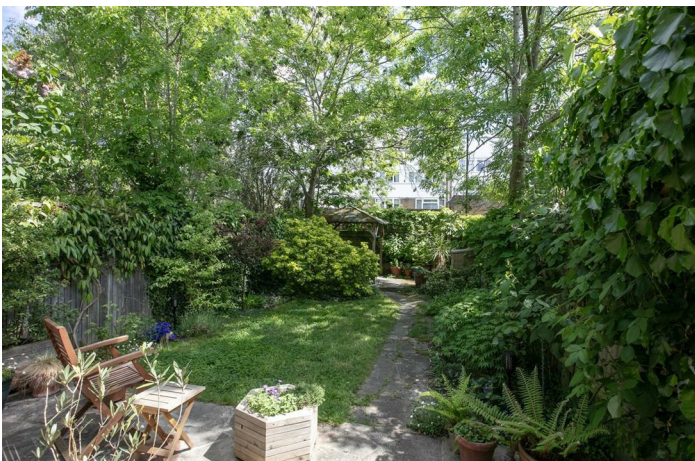


IVYDALE ROAD, NUNHEAD, SE15
SHARE OF FREEHOLD
£535,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 113 years remaining

Service Charge : N/A

Ground Rent : N/A

FEATURES

Wonderfully Leafy Private Rear Garden

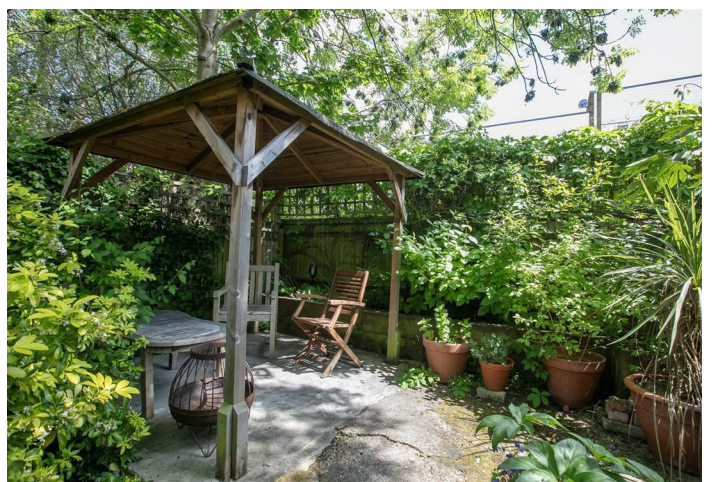
Well Appointed Interior

Peaceful Mature and Convenient Setting

Modern Kitchen and Bathroom

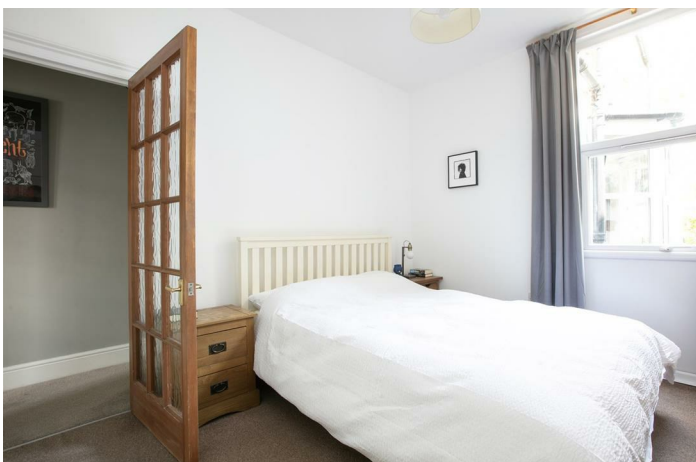
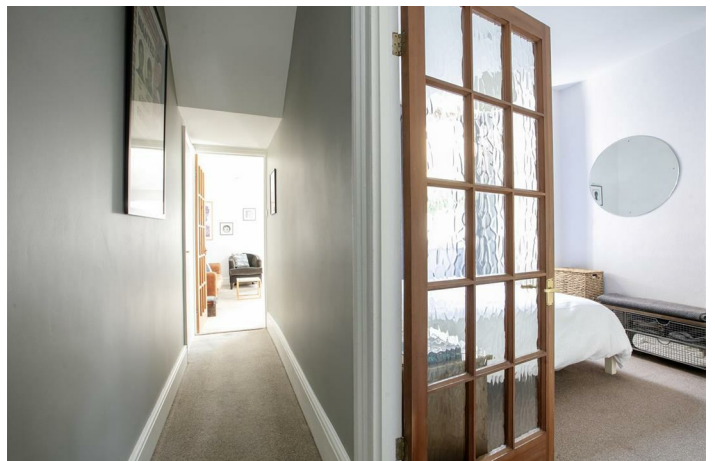
No Ground Rent or Service Charge

Share of Freehold



IVYDALE ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



IVYDALE ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



Beautifully Presented Two Bedder With Lush Private 40ft Garden.

This fantastic share of freehold Victorian property comes well arranged and presented. Spread generously across the ground floor and comprising two good sized double bedrooms, modern kitchen and bathroom, comfy secluded living area and completed by an impressively large, green and leafy private rear garden.

This locale is seriously well connected, situated in the sweet spot between East Dulwich, Peckham Rye, Brockley, Forest Hill and Honor Oak. A Zone 2 destination that's abundant with greenspace and surrounded by village-like highstreet hotspots, it's not only quick and easy to get into The West End or The City but also affordable.

The property is within a ten minute walk to Nunhead Station for swift services to central London - Victoria Station in 16 mins and Blackfriars 18. With Brockley station also nearby, the Windrush line and overland to London Bridge give fast and easy connections to East London. Regular P12 buses run the length of Ivydale Road with abundant additional local bus services to Peckham Rye, Dulwich, Honor Oak, New Cross and further afield. For those with cars, Ivydale road also provides good on street parking, without any need for a permit.

The property is versatile in layout, the front bedroom currently utilised as a spacious study/home office comfortably fitting double occupancy. The second bedroom easily fits a king size and has floor to ceiling alcove storage with a large window looking out onto the garden. Yet more storage is provided in the hallway with a generous under stairs cupboard. The side facing living room sits at the heart of the property, next to the kitchen and tucked away from the street, it's super cosy. The bay window invites the garden in while also retaining privacy.

The generously sized and peaceful garden provides additional space to play and relax with year round seasonal interest; from unfurling fern fronds in spring to a beautiful red Virginia creeper in the autumn. The cottage and woodland style planting allow for a soft natural environment, welcoming for wildlife - with notable appearances by great spotted woodpeckers, wagtails and bluetits, joined by butterflies in summer and even dragonflies. It's also a great space for a barbeque or to relax with a book and blanket under the gazebo.

Nunhead really does offer the very best in South London living. The Waverley Arms and community pub The Ivy House are close by, the latter also comprising a popular music and events venue. Shops, eateries and pubs populate Nunhead Lane with the boutiques, restaurants, and pubs of East Dulwich a stroll away across beautiful Peckham Rye Park. The Peckham high street area is another popular destination for bars, galleries and creative studios, Frank's Café rooftop bar and restaurant an ever popular destination. Film lovers are well catered for with outstanding value features at the Peckhamplex to arthouse offerings at The East Dulwich Picture House. For an area with an unusually large amount of greenspace, the densely wooded Nunhead Cemetery, now a nature reserve and Site of Metropolitan Importance for wildlife, has to be the star. Lose yourself on its winding paths or take advantage of the well placed 'look out' with direct view of St Pauls.

For fitness, Peckham Pulse is a short bus ride and has a good gym, two swimming pools and loads of evening classes. The newly renovated Dulwich Leisure Center is situated in Crystal Palace Road. Additionally Peckham Bowls Club is located at the Southerly end of the Rye opposite the Wisteria draped Sexby Garden.

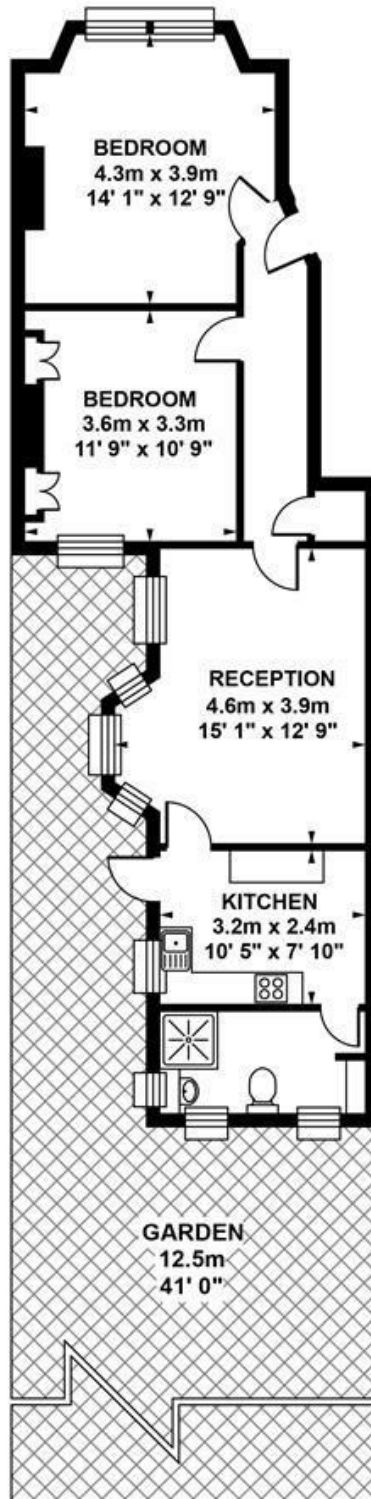
Tenure: Share of Freehold

Lease Length: 113 years

Council Tax Band: C

IVYDALE ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

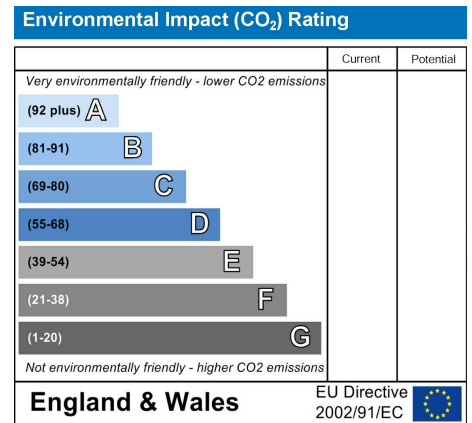
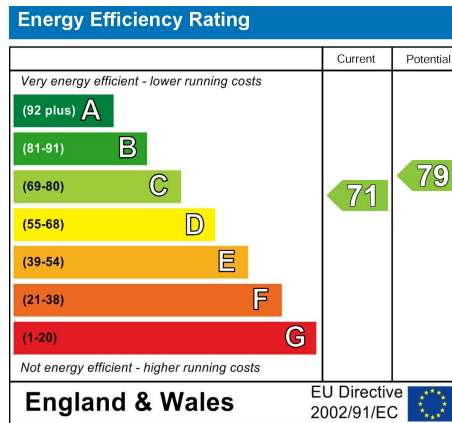


GROUND FLOOR

Approximate. internal area :
62.80 sqm / 676 sq ft

IVYDALE ROAD SE15

LEASEHOLD - SHARE OF 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.

