

KIRKWOOD ROAD, NUNHEAD, SE15

FREEHOLD

£950,000



SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 2

FEATURES

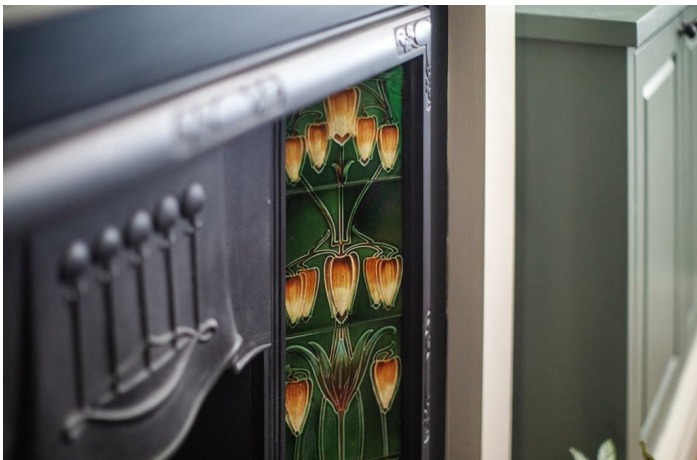
Mature Convenient Location
Tasteful Decor Throughout
Period Features
Freehold



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Handsome Three Bedroom Victorian Home with Pretty Garden - CHAIN FREE.

A three-bedroom Victorian terrace on a curved street with views of the city, restored over the past few years and unusually light. The double aspect kitchen gets wonderful light in the morning and the west facing living room and master bedroom attract the sun through the afternoon and evening. Recent work includes a new staircase, new floors, new sash windows and painting throughout with Farrow & Ball, alongside the retained period detail.

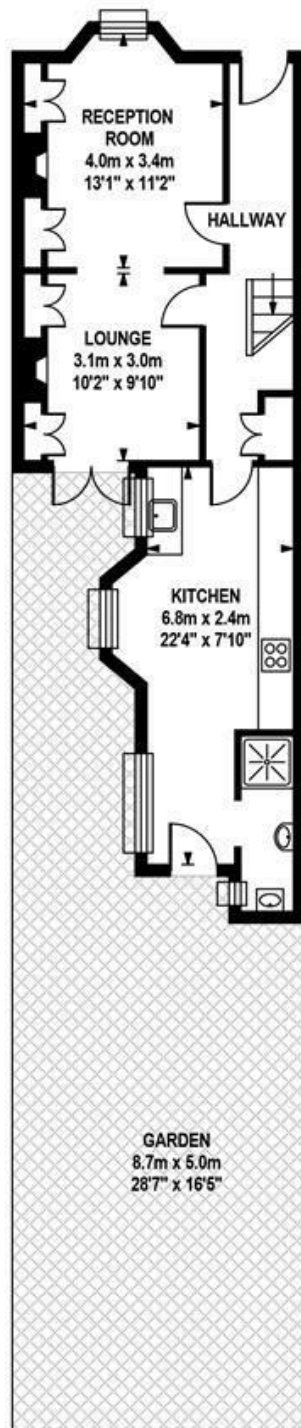
The hallway has a tall ceiling, an arched cornice with original corbels and herringbone parquet. The two reception rooms have been knocked through into a single living and dining room, with a bay window and plantation shutters to the front, an original cast-iron fireplace with Art Nouveau tiles, bespoke alcove joinery, and French doors to the garden at the rear. The kitchen/diner runs along the rear, with Shaker cabinets, solid timber worktops and a ceramic butler sink. Appliances include an induction hob and integrated double oven, microwave, dishwasher, fridge/freezer, washing machine and dryer. A side bay suits a dining table, a door opens to the garden, and a ground-floor shower room sits off the kitchen.

Upstairs are three double bedrooms. The principal room is at the front, with two sash windows and fitted wardrobes. The rear double has windows on two sides and is currently used as a study; the middle double has plenty of light with a large window. A family bathroom with a shower over the bath completes the floor. The east-facing garden is mature and enclosed, with a terrace by the house, a lawn beyond and established planting on each side.

Queens Road Peckham is the nearest station, with Southern services reaching London Bridge in around eight minutes and the Windrush line running north towards Shoreditch and Whitechapel. Peckham Rye, also close, adds Victoria, Blackfriars and Thameslink services up to St Pancras and the City. Nunhead Green, with its independent cafés, is a short walk, with the bars, restaurants and gyms of Peckham nearby. Nunhead Cemetery and East Dulwich are both within easy reach.

Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate Internal Area :-
51.0 sq m / 549 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 99.50sq m / 1071 sq ft
Measurements for guidance only / not to scale

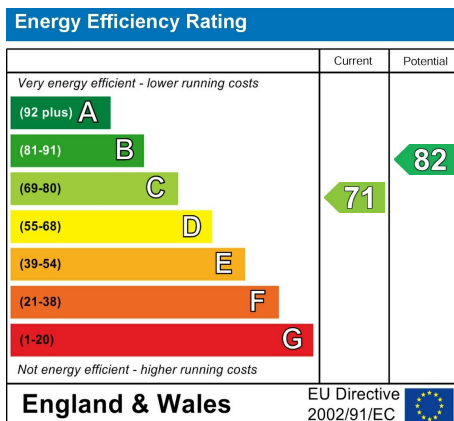


FIRST FLOOR

Approximate Internal Area :-
48.49 sq m / 522 sq ft



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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.

