

MUNDAY'S

Ivydale Road, Nunhead

£1,250,000



Offers in excess of £1,250,000.

Beautiful three double bedroom red-brick Victorian end of terrace house of 1422 square feet, with a delightful part-walled west-facing garden with direct and side access.

There is an awful lot to love here! Period features include big bay windows, high ceilings, stripped floors, multiple period fireplaces, and a wood-burning stove. The bay-fronted home also has a generous loft/there is obvious scope to extend up, should you wish for more space at a later date.

This is a top spot as well: a popular residential street, with Ivydale Primary School just a few minutes away. Walk 12 minutes to Nunhead Station, or to Brockley Station in 18 (both are Fare Zone 2).

You're also blissfully-close to Peckham Rye Park and Common and to Nunhead Cemetery - one of 'The Magnificent Seven'.

*Munday's Estate Agents Ltd.*  
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## Ivydale Road



Basement = 111 sq ft

Ground Floor = 663 sq ft

First Floor = 648 sq ft

Approximate Gross Internal Area  
 BASEMENT = 111 sq ft / 10.31 sq m  
 GROUND FLOOR = 663 sq ft / 61.59 sq m  
 FIRST FLOOR = 648 sq ft / 60.20 sq m  
 Total = 1422 sq ft / 132.10 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)