



Ivydale Road, SE15
OIEO £675,000

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In general

- Spacious front reception room
- Private rear garden
- High-end Italian interiors
- Abundance of light
- Excellent links to central London
- High ceilings
- Modern bathroom suite
- Separate utility room
- Plenty of storage
- Share of Freehold

In detail

A stunning two double bedroom flat, running over more than 900 sqft, on the ground floor with a private garden for sale on the very sought-after Ivydale Road.

This wonderful fully refurbished property includes a spacious front reception room complete with a bay window and a period fireplace, two double bedrooms, two modern bathrooms (including an en-suite), a separate utility room that offers plenty of storage, and a high-end Italian kitchen/dining room with lots of light that leads directly onto a beautiful private garden. The extension's size allows you to turn the reception into a 3rd bedroom.

The refurbishment was done with high-quality Italian materials and all rooms have been repainted with high spec paints. Very good insulation for a period property, actual EPC value is C. Further benefits include a private entrance, patio, underfloor heating, and a private shed. In spring and summer, the Canadian maple and cherry tree offer extra privacy for the garden and house, already shielded by the hill at the back of the property.

This property is just (0.4 miles) from Nunhead Station and (0.9 miles) from Brockley Station, offering excellent transport links to London Bridge, London Victoria, Kings Cross St Pancras, and central London (trains and overground). It also provides easy access to a variety of parks (Peckham Rye, Horniman gardens, Hilly Fields), supermarkets (the closest is 2 minutes away), coffee shops, cafes, pubs, and restaurants. Conveniently located near Ivydale Primary School.

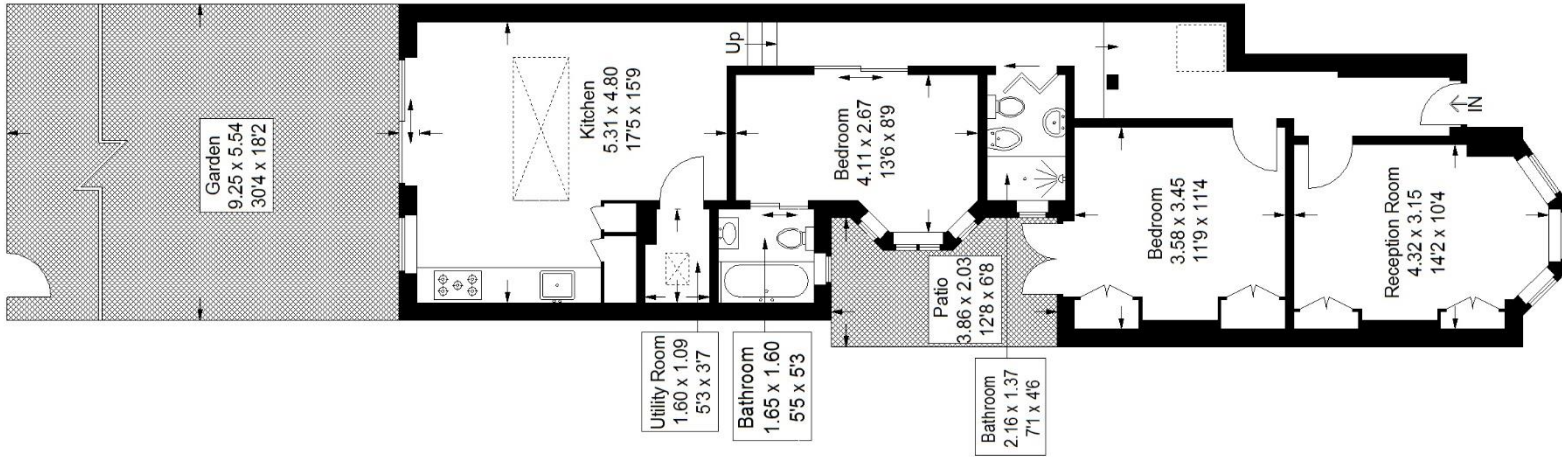
Viewings are highly recommended, call the Pedder Peckham sales team to arrange a viewing today.

EPC: C | Council Tax Band: B



Floorplan

Ivydale Road, SE15
Approximate Gross Internal Area
87 sq m / 936 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0"
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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	72 C	77 C
39-54	E		
21-38	F		
1-20	G		

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