



Nutbrook Street, SE15
£1,149,000

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In general

- Four double bedrooms
- Two bathrooms
- Excellent condition
- Scope to further extend STPP
- Chain free

In detail

Charming, gorgeous and modern four bedroom family home on this desirable residential street enviably located between Peckham Rye and East Dulwich.

Boasting over 1,350 Sq Ft of internal space, the property has been lovingly modernised by the current owner complete with a 23-ft double reception, a separate 17-ft kitchen-diner that opens onto a 41 ft south-facing garden.

There is scope to further extend the kitchen into the side return STPP.

Nutbrook Street offers excellent access into The City and West End from Peckham Rye station (0.5 miles) as well as bus connections through the neighbouring Camberwell, Herne Hill and New Cross.

There are a host of parks and green spaces nearby as well as the independent shops, bars and restaurants of Bellenden Road and Lordship Lane.

There are an array of excellent primary and secondary schools nearby & including the sought-after Belham Primary (Approx 320 metres).

Chain free.

EPC: | Council Tax Band: D



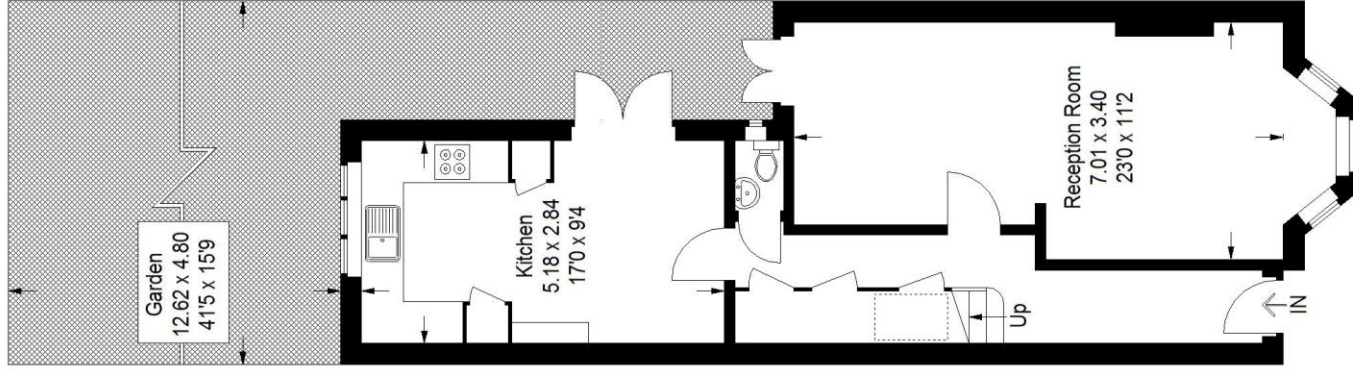
Floorplan

Nutbrook Street, SE15

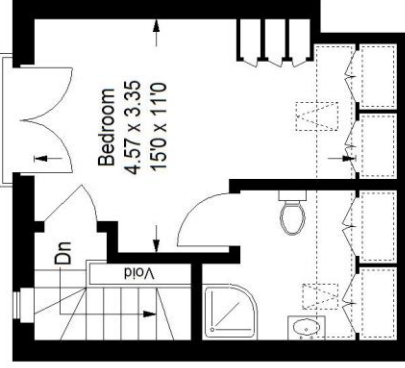
Approximate Gross Internal Area
 Ground Floor = 51.7 sq m / 556 sq ft
 First Floor = 51.4 sq m / 553 sq ft
 Second Floor (Excluding Void)
 23.3 sq m / 251 sq ft
 Total = 126.4 sq m / 1360 sq ft



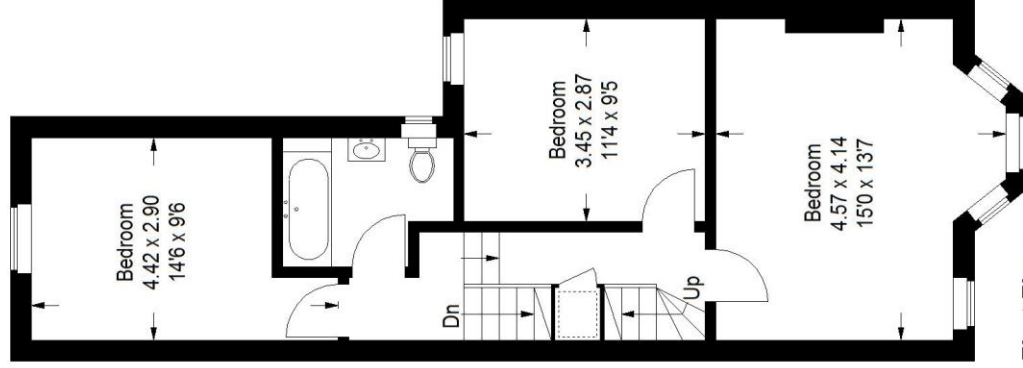
 = Reduced headroom
 below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor

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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
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