



Ivydale Road, SE15 | £1,000,000

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In General

- Three double bedrooms
- Large eat in kitchen
- Close to Nunhead Station
- Over 1,300 sq ft
- Period property

In Detail

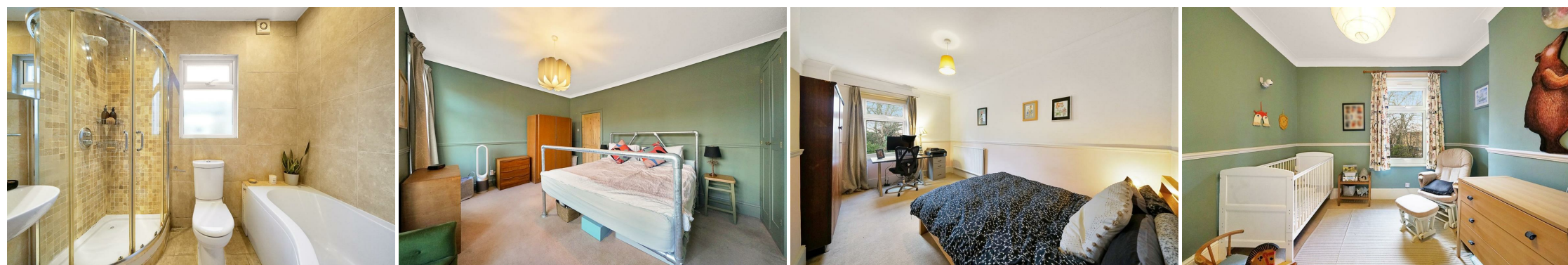
This spacious Victorian home on Ivydale Road is a beautifully presented blend of period charm and modern convenience, making it an ideal residence for a growing family. The property boasts generous living spaces and a well thought out layout.

Upon entering, you're welcomed by a tastefully designed and spacious through-lounge, with direct access to a well maintained southwest-facing garden. The large kitchen diner provides ample space for cooking and dining, with further potential to extend into the side return and rear (STPP).

The first floor comprises three well proportioned double bedrooms, complemented by a spacious and contemporary family bathroom.

Situated on the sought-after Ivydale Road, the property is perfectly positioned near the vibrant shopping, dining, and nightlife scenes of Peckham. Excellent transport links are just moments away, with Nunhead Station providing quick access to Victoria, Blackfriars, City Thameslink, Farringdon, and St Pancras.

EPC: C | Council Tax Band: D



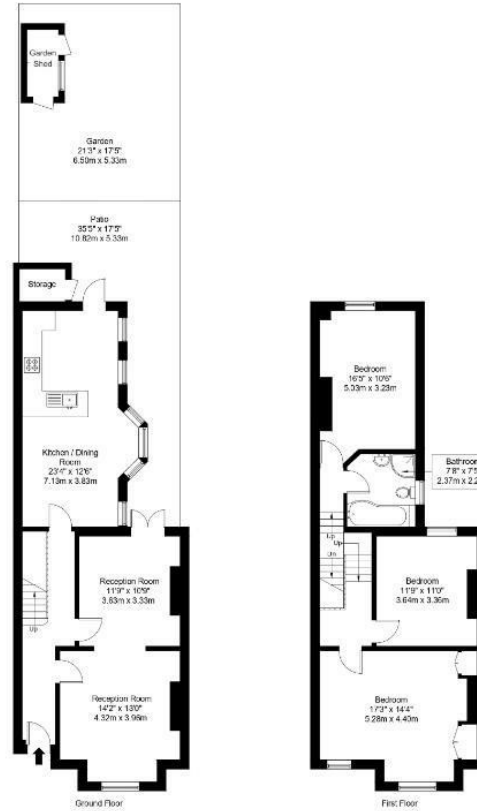
Floorplan

Ivydale Road, SE15 3BS

Approx Gross Internal Area = 127.53 sq m / 1373 sq ft

Garden / Patio = 64.06 sq m / 689 sq ft

Total = 191.59 sq m / 2062 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
		74	83
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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