



- Two-bedroom house
- Open-plan living space
- Gorgeous kitchen and bathroom
- Pretty garden with rear access
- Allocated parking space
- Close to Nunhead station
- Near the high street
- Good local schools

**Asking Price: £525,000**  
**Tenure: freehold**



**Very pretty 2-double bed house. Open-plan living space, allocated parking and a private garden with rear access. Moments from Nunhead station, schools, parks and the high street.**

With a cheerfully tasteful interior, this two-double bedroom house has a happy feel. The ground-floor is open-plan with a reception zone at the front, a central dining area and a beautifully fitted kitchen at the rear. There's an integral breakfast bar, an integral dishwasher and plumbing for a washing machine. Engineered wood flooring is fitted and a back door opens to the garden. A stone patio provides space for a table and chairs, there's a raised lawn, raised vegetable bed, flower beds, a potting shed and a rear gate.

Upstairs are two well-turned out bedrooms and a particularly charming bathroom, entirely clad in encaustic tiles.

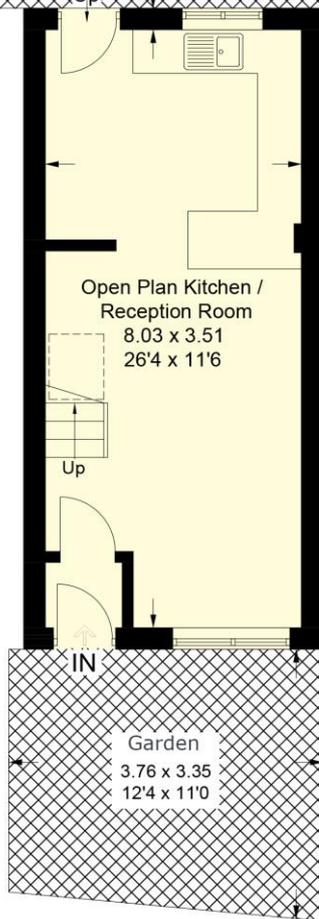
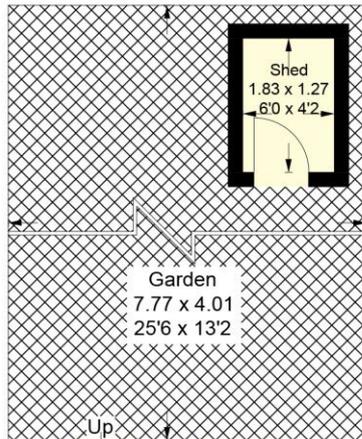
Nunhead station is just across the street for Zone 2 trains to Victoria, Blackfriars, City Thameslink, Farringdon and St Pancras. Peckham Rye is one-stop away for Zone 2 trains to London Bridge plus London Overground links to Clapham Junction, Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington.

Haberdashers' Aske's primary and secondary schools, St Thomas the Apostle and both Harris academies at Peckham Rye are graded 'outstanding' by Ofsted while Hollydale Primary is rated 'good.'

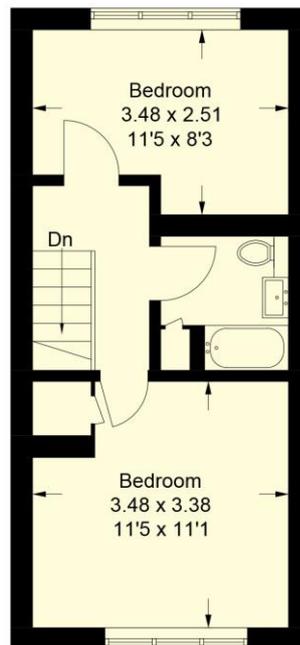
Nunhead's high street has a happy gathering of independent outlets selling everything from fresh fish to craft beer and sourdough pizzas. The Nunhead Gardener is a beautiful garden centre and also across the street. East Dulwich, Telegraph Hill and Peckham are all a short walk for bars, restaurants, parks and farmers' markets.

# Beacon Gate, SE14

Approximate Gross Internal Area = 58 sq m / 624 sq ft  
(Excluding Shed)



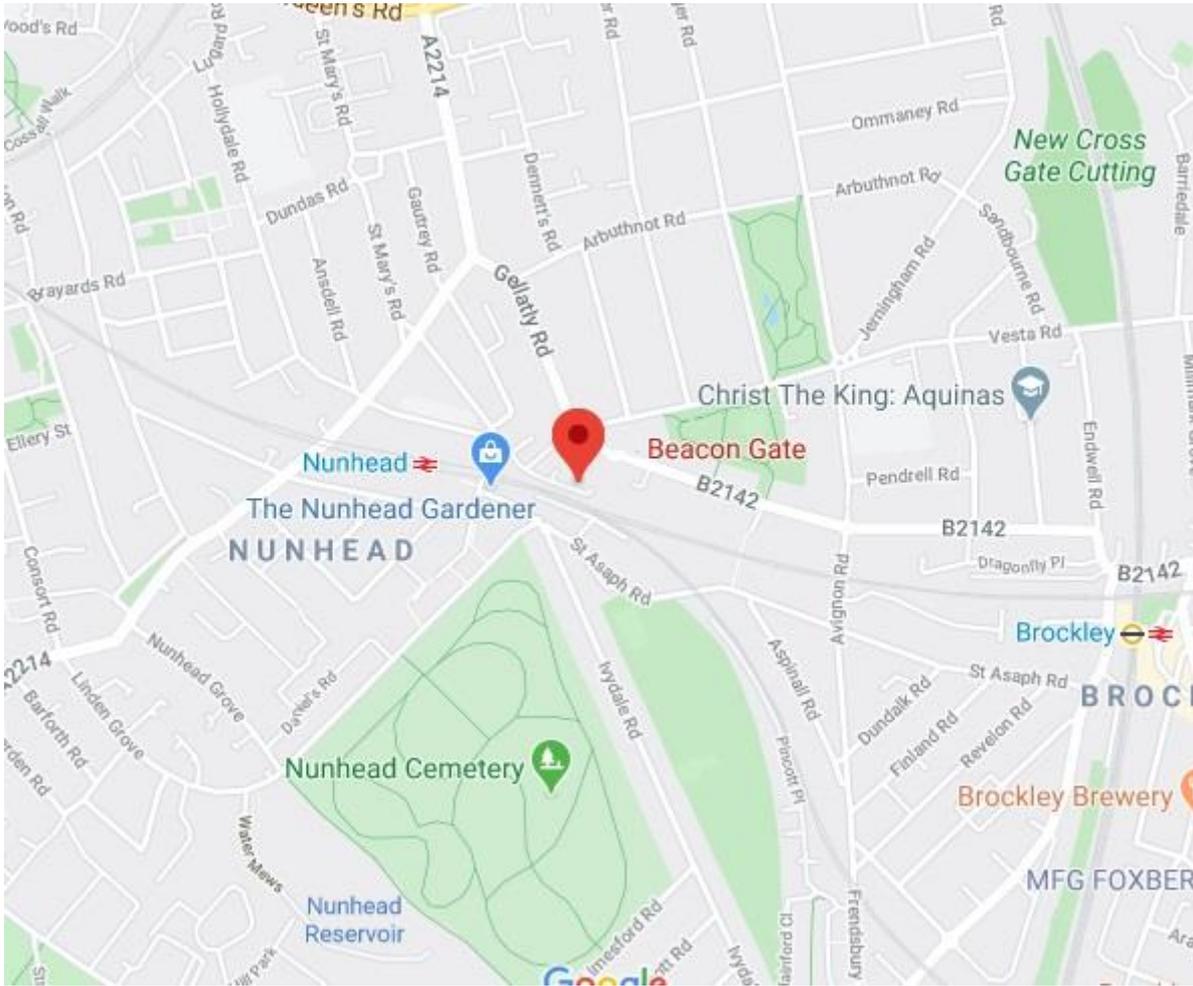
**Ground Floor**



**First Floor**

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. (ID661831)

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