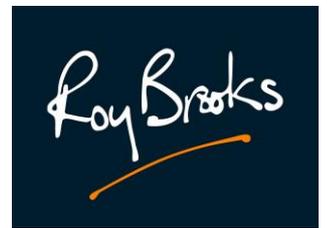


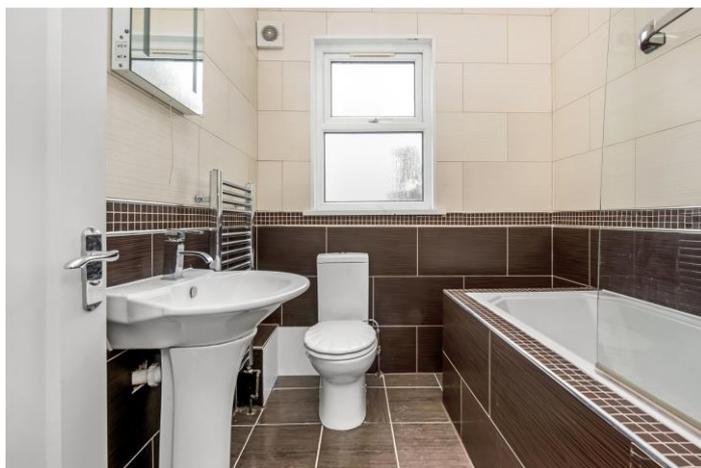
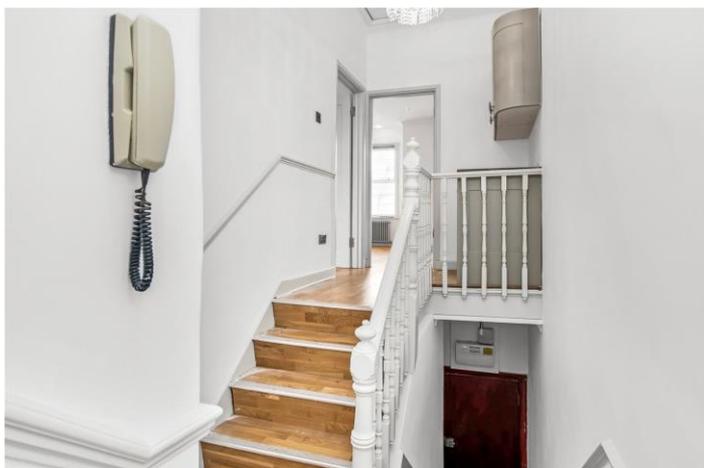
Ivydale Road, London SE15



- Popular location
- Two bedrooms
- Large flat
- Good proportions
- Door entry system
- New refurb
- Ready and waiting for you!

Guide Price: £400,000

Tenure: Leasehold



Really spacious, almost 700 sq ft, split level, first floor flat with two whopping double bedrooms, 2 bathrooms, newly refurbished in neutral tones - a canvas ready to put your stamp on!

The paint has only just dried on this lovely, two double bed flat. The proportions are excellent. The flooring is new, there is a stylish radiator in the open plan kitchen/reception, and great use has been made to create storage on the landing area.

There are lashings of light, with 3 sash windows in the main reception: and plenty of light throughout. A lovely kitchen range sports integrated appliance, oven, ceramic hob and sink with trendy, functional and flexible tap.

This end of Ivydale is ideal for Peckham Rye Park yet still close to every station. Nunhead trains are a ten-minute walk (Zone 2, Peckham Rye, Blackfriars, City Thameslink, Farringdon, and St Pancras). Brockley (Zone 2, London Bridge, Victoria, Canada Water, Shoreditch, Hoxton, Dalston Junction, Highbury & Islington) is around fifteen minutes' walk.

Nunhead's high street has some great independent shops including a fishmonger, butcher, bakery, bicycle shop and craft beer bar. Have supper at Babette, lunch at the sourdough pizzeria or brunch at the Habit. Brockley offers more independents, cafés and eateries as well. Nearby Peckham Rye Park is a wonderful green space; East Dulwich is just a walk away across it.

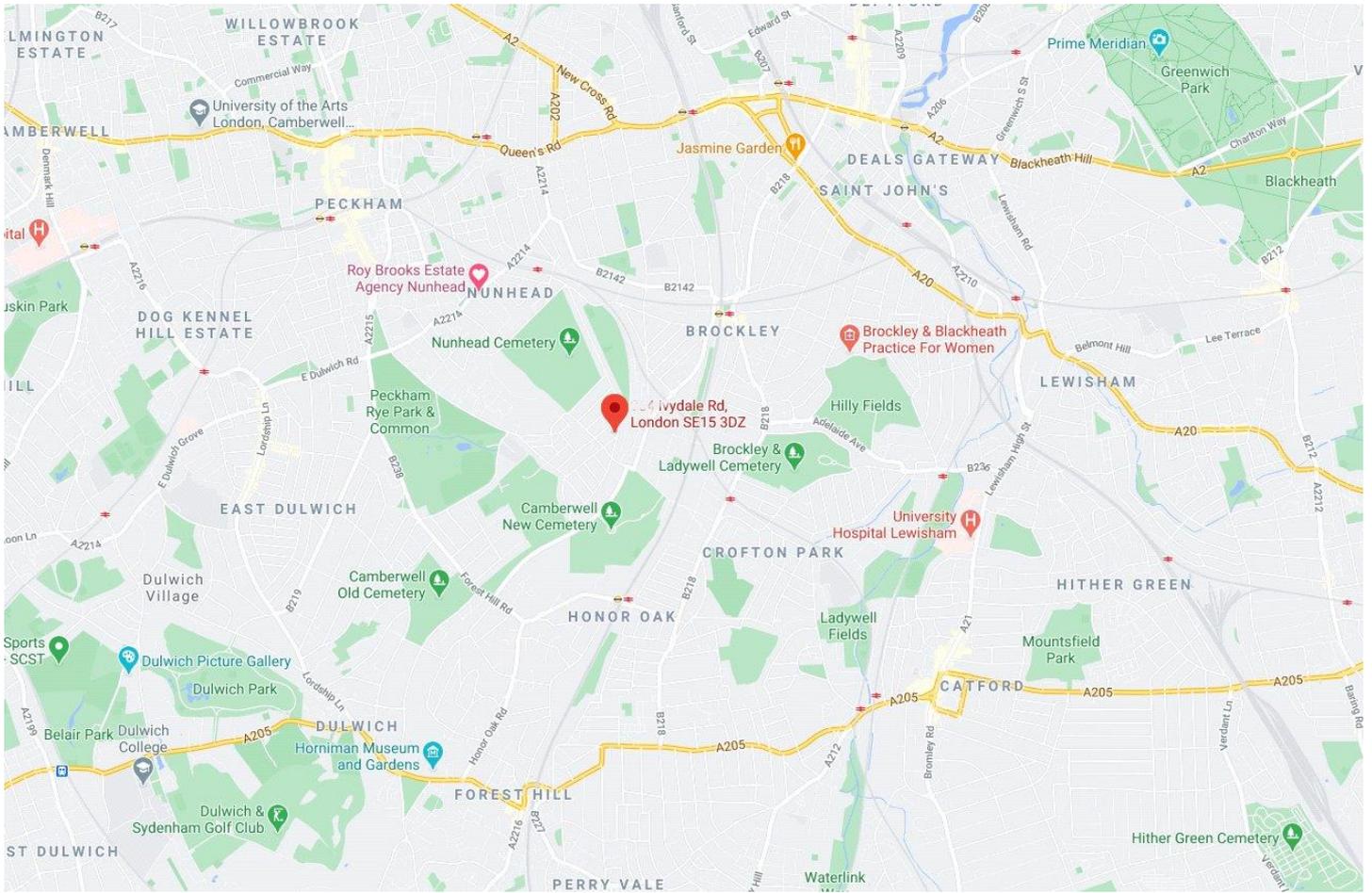
Ivydale Road SE15

Approximate Gross Internal Area
Ground Floor = 3.0 sq m / 32 sq ft
First Floor = 61.3 sq m / 660 sq ft
Total = 64.3 sq m / 692 sq ft



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. (ID723387)

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Disclaimer

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