

MUNDAY'S

Ivydale Road, Nunhead

£1,250,000



Delightful five bedroom red-brick Victorian mid-terraced house with both bath and shower rooms (plus a guest w.c.), near Ivydale Primary School and The Puddleduck (independent) Nursery.

Measuring in at 1716 square feet, your new turnkey home has a pleasing blend of traditional and modern features, and a great sense of scale thanks to the high ceilings and good proportions throughout. Parking is unrestricted, on-street. Chain free.

During their ownership and occupancy, the sellers have added a beautiful loft conversion, with great care taken over the details - like ventilation/multiple skylight windows (including over the top stairwell) and easily-accessible eaves storage.

This is a top spot, too! A popular residential street. Walk 12 minutes to Nunhead Station, or to Brockley Station in 18 (both are Fare Zone 2). You are also blissfully-close to Peckham Rye Park and Common and to Nunhead Cemetery (one of 'The Magnificent Seven').

*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

[www.mundays.com](http://www.mundays.com)

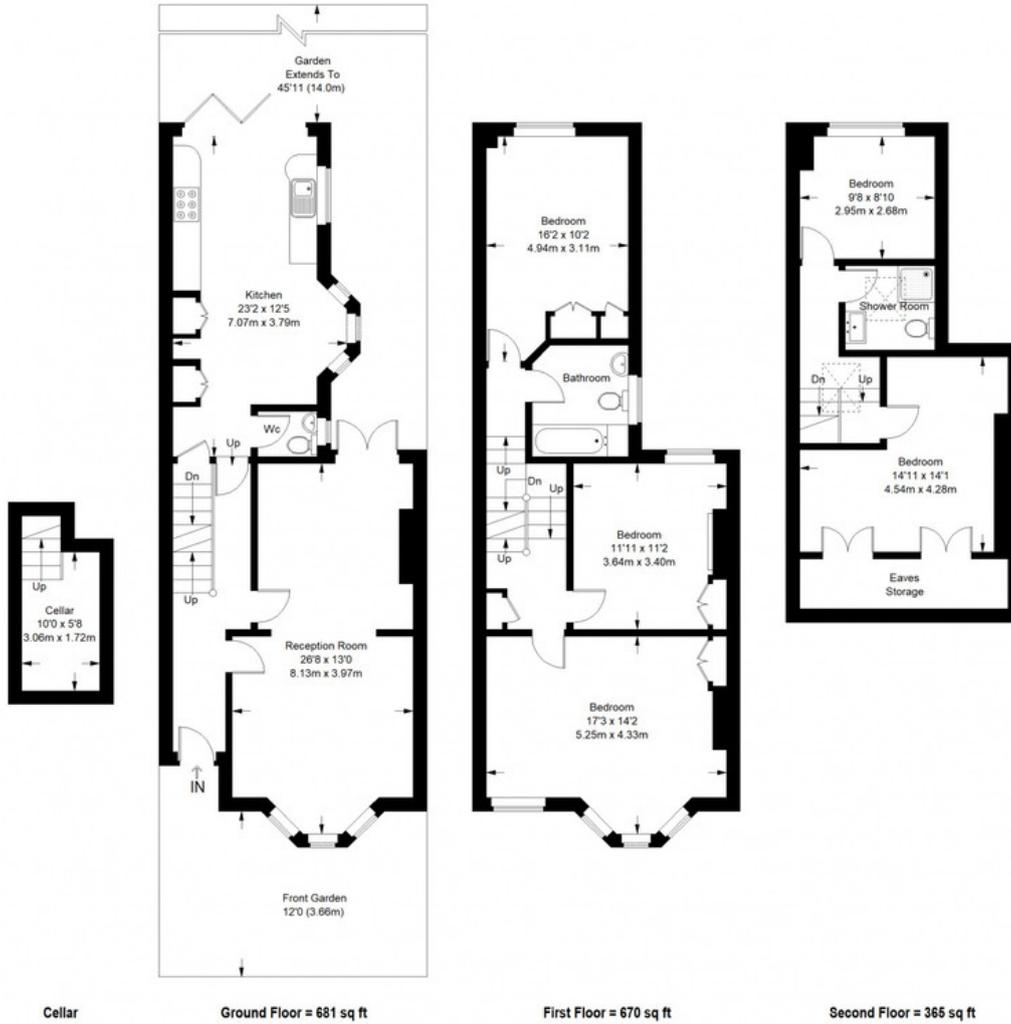
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## Ivydale Road



Approximate Gross Internal Area  
 GROUND FLOOR = 681 sq ft / 63.26 sq m  
 FIRST FLOOR = 670 sq ft / 62.24 sq m  
 SECOND FLOOR (EXCLUDING EAVES STORAGE) = 365 sq ft / 33.91 sq m  
 Total = 1716 sq ft / 159.42 sq m



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. (D357409)