

MUNDAY'S

Nutbrook Street, Peckham Rye

£1,350,000



Best and final offers invited by 5pm, Friday 18 October 2019.

Optimised Victorian terrace in top Peckham Rye spot, with five bedrooms and two bathrooms, and a south-facing garden stretching almost 70 feet. The house measures in at an impressive 1679 square feet (not a typo) and is beautifully turned-out throughout, with welcome features that include a huge kitchen/diner - with folding doors taking advantage of the southerly orientation, a wood-burning stove in the formal front reception, modern fitted bathrooms and kitchen, old school style radiators, neutral decor, and a downstairs guest loo. The street is of the tree-lined residential variety, and you're just an 8 minute walk from Peckham Rye Station, 6 minutes from Bellenden Road, and 5 from The Belham Primary School. Freehold.

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

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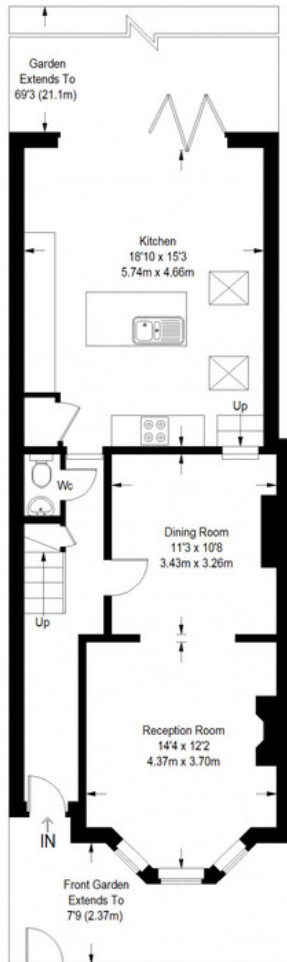
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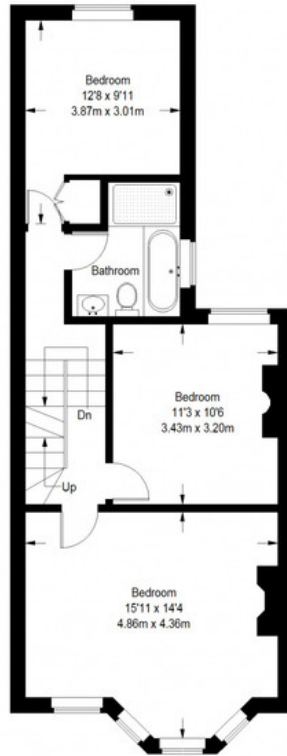
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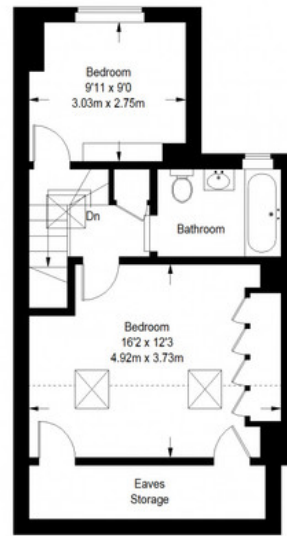
## Nutbrook Street



Ground Floor = 699 sq ft



First Floor = 589 sq ft



Second Floor = 317 sq ft  
(Excluding Eaves Storage/  
Reduced Headroom)

= Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area  
 GROUND FLOOR = 699 sq ft / 64.94 sq m  
 FIRST FLOOR = 589 sq ft / 54.72 sq m  
 SECOND FLOOR (Excluding Reduced Headroom) = 317 sq ft / 29.41 sq m  
 (Reduced Headroom) = 74 sq ft / 6.89 sq m  
 Total = 1679 sq ft / 155.96 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. (ID357409)