

MUNDAY'S

Stuart Road, Nunhead

£1,250,000



Offers in excess of £1,250,000.

Architect-designed house of 1747 square feet with huge flexibility. A fab rear garden, front balcony and incredible rear roof terrace (two of these backing onto delightful allotments) cover all outside space desires. Chain free.

You are really close to Peckham Rye Park and Common's 113 acres, the beautiful green space of Nunhead cemetery, and also to volunteer-run Aquarius Golf Club. Your local stations are Nunhead, Peckham Rye, Crofton Park and Brockley; all are circa a mile from the house.

Your new home is a notably C21st one, with significant emphasis on its energy-efficiency. It has PV panels on the roof, and triple-glazing, MVHR and underfloor heating throughout. And cool design details pleasingly prevail, including exposed brick and metalwork, and herringbone flooring. We are more than a bit smitten!

Munday's Estate Agents Ltd.
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www.mundays.com

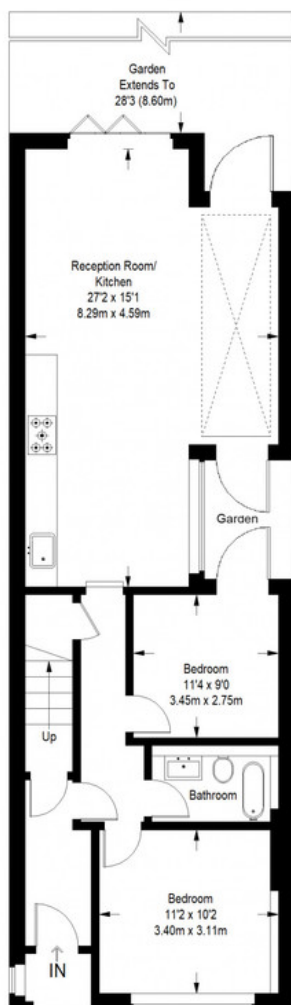
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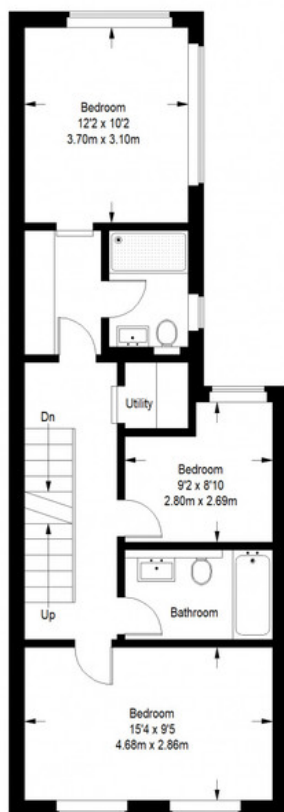
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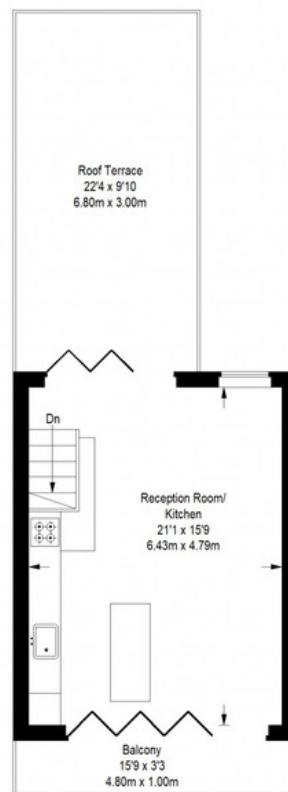
Stuart Road



Ground Floor = 784 sq ft



First Floor = 619 sq ft



Second Floor = 344 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 784 sq ft / 72.83 sq m
 FIRST FLOOR = 619 sq ft / 57.51 sq m
 SECOND FLOOR = 344 sq ft / 31.96 sq m
 Total = 1747 sq ft / 162.30 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)