



Reynolds Road, Nunhead, London, SE15

£900,000 OIEO Freehold

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A charming and generously proportioned three-bedroom home offering over 1,130 sq. ft. of well-planned accommodation, arranged over three floors and complemented by a private rear garden.

The ground floor provides a welcoming reception room alongside a generous open-plan living and dining area, creating an excellent space for both everyday living and entertaining. The open-plan area extends

KEY FEATURES

- Open-plan living/dining area
- Over 1,130 sq. ft. of accommodation
- Arranged over three floors
- Private rear garden
- Useful eaves storage
- Close to Peckham Rye Park



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naturally through to the rear garden, providing a valuable connection between the indoor and outdoor living spaces.

The first floor comprises two comfortable double bedrooms and a family bathroom, while the second floor is home to a further double bedroom, complemented by useful eaves storage.

The property offers an appealing combination of generous proportions, flexible accommodation and outdoor space, making it well suited to families, couples or those looking for additional room to work from home.

The location combines a quiet residential setting with excellent local amenities. The expansive green spaces of Peckham Rye Park are close by, while Nunhead Station and Honor Oak Park Overground and railway station provide convenient transport links into central London and beyond.

Set within the established neighbourhood between Nunhead and Peckham Rye, the property is also within easy reach of a selection of independent shops, traditional village-style conveniences, cafés, restaurants and the vibrant dining scene for which the area is increasingly well known.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor and variable in-home)
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and tenants are advised to seek their own legal advice)

Available Broadband - Full Fibre Broadband

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below

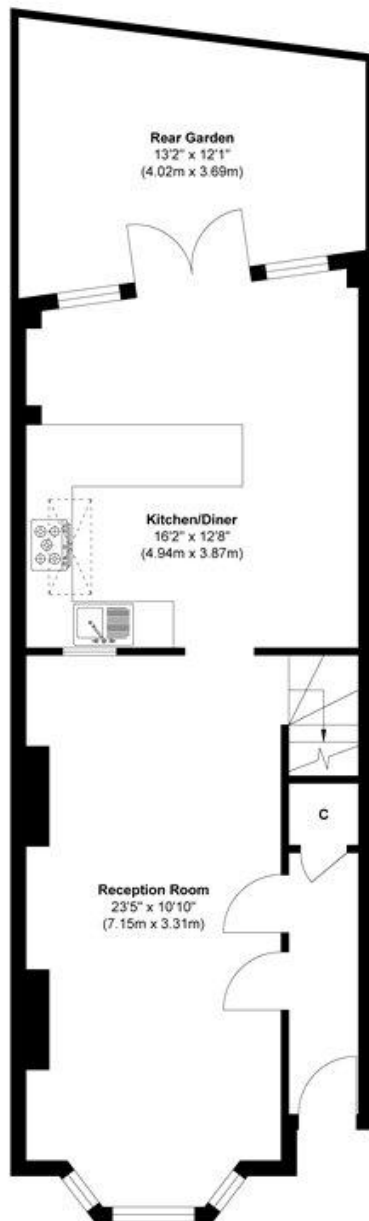


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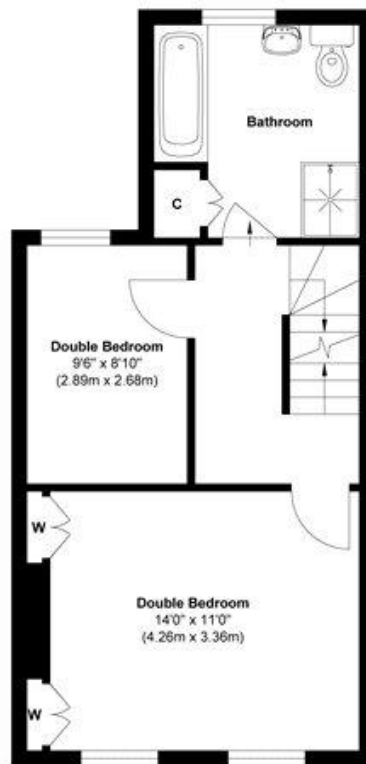
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



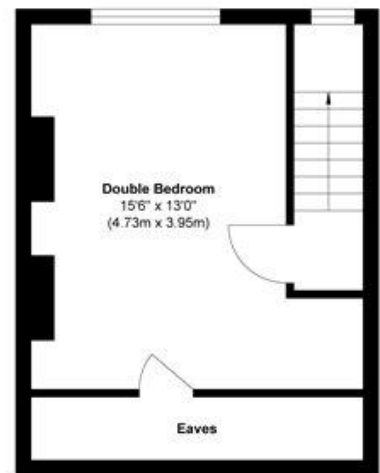
Reynolds Road



Ground Floor



First Floor



Second Floor

**Approx. Gross Internal Floor Area 1134 sq.ft / 105.36 sq. m
(Excluding Eaves)**

Illustration for identification purposes only, measurements approximate, not to scale

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