



**IVYDALE ROAD, NUNHEAD, SE15**  
**£375,000 SHARE OF FREEHOLD**

**THIS ONE BEDROOM FIRST FLOOR FLAT IS  
SITUATED IN A CENTRAL LOCATION AND  
OFFERED TO THE MARKET CHAIN FREE.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Tenure Share of Freehold – 83 years approx. | Council Tax Band B – London Borough of Southwark | Service Charge None | Ground Rent £10 PA

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## DESCRIPTION:

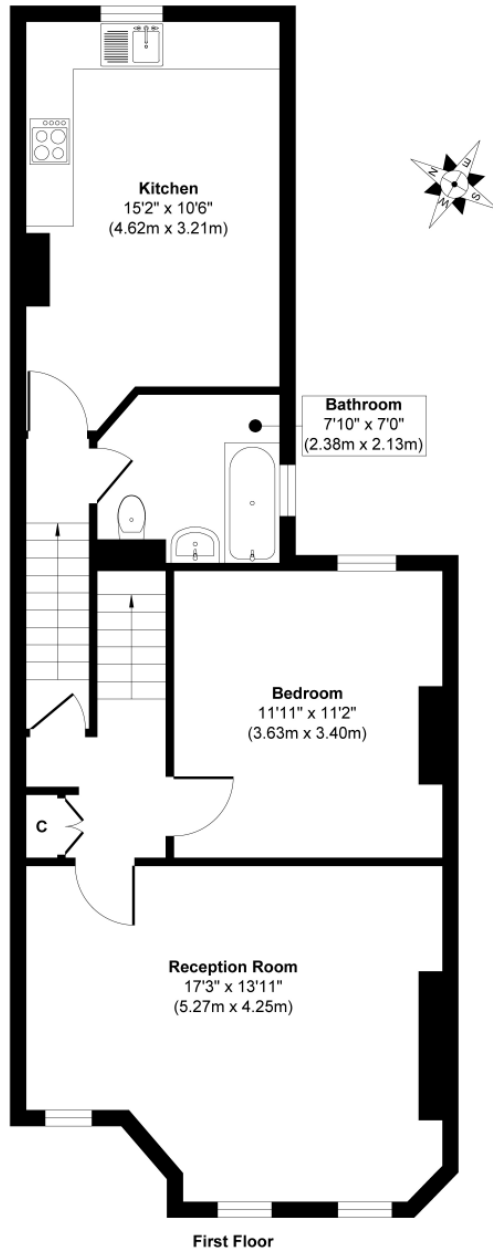
A well-presented large one bedroom first floor flat is situated in a central Nunhead location. The property comprises of a large reception, spacious eat in kitchen-diner, double bedroom and a bathroom. The property benefits from extension potential into the loft STPP, with precedent on the road for spacious three double bedroom flats with balconies. Transport links are provided via Nunhead station or direct links to London Bridge, or either Peckham Rye or Queens Road Peckham for the overground. Shops, bars and restaurants are within a short walking distance at either Evelina Road or Rye Lane. This is a fabulous flat in a superb location and early viewings are highly advised.

## AT A GLANCE

- One Double Bedroom
- First Floor Flat
- Kitchen-Diner
- Reception
- Bathroom
- Share of Freehold
- Potential To Extend Into The Loft STPP
- Chain Free

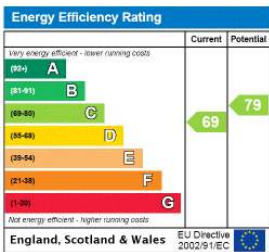


Ivydale Road



**Approx. Gross Internal Floor Area 676 sq. ft / 62.88 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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