



**NIGEL ROAD, PECKHAM RYE, SE15**  
**£1,100,000 FREEHOLD**

**A STUNNING MID-TERRACED THREE-BEDROOM FAMILY HOME SITUATED ON A SOUGHT AFTER ROAD IN PECKHAM RYE.**

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## DESCRIPTION:

A stunning mid terraced family home, situated in a highly sought after road in Peckham Rye. Featured in "Your Home and Garden" 2012 is this gorgeous family home. Boasting tonnes of character and charm, this stunning property is not one to be missed. Comprising on the ground floor a spacious double reception, complete with original fireplaces, high ceilings and original wood floors. A good-sized kitchen with dining area and French doors leading out to a South facing garden. The first floor comprises three double bedrooms and a family bathroom. The garden boasts a superb outhouse, ideal for summer gatherings or a home office. There is potential to extend into the loft and side return STPP. The location offers fantastic access to the hustle and bustle of Lordship Lane and Bellenden Road, both featuring an extensive array of independent shops, bars and restaurants. School catchments for primary and secondary are in abundance, with Belham and Charter East to name a couple. Transport links are provided via Peckham Rye station for the Overground, allowing access to most London major terminals.

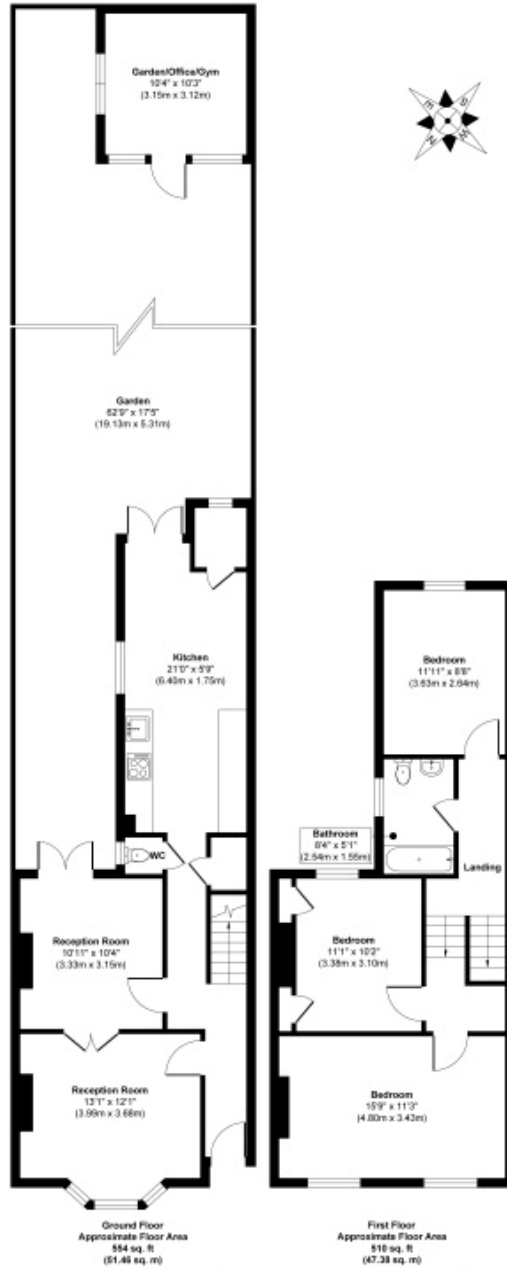
## AT A GLANCE

- Three Double Bedrooms
- Victorian Terrace House
- Two Receptions
- Modern Kitchen-Diner
- Modern Bathroom & Downstairs Cloakroom
- Front & Rear South Facing Garden
- Home Office
- Loft & Side Return STPP.
- Chain Free





# 10 Nigel Road



**Approx. Gross Internal Floor Area 1064 sq. ft / 98.84 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
58	80
England, Scotland & Wales	
EU Directive 2002/91/EC	

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