



Ivydale Road, SE15, £810,000
4 Bedrooms | 1 Bathroom | 2 Receptions

Gareth James
PROPERTY

Ivydale Road, SE15

Freehold

A wonderful four bedroom Victorian terraced house spread over 3 floors and on Ivydale Road, minutes away from Nunhead train station at the centre of Nunhead. With ample living space, this house will make a fantastic family home. Benefitting from high ceilings throughout, the first floor comprises a moderately sized reception room, separate dining room, kitchen which has access to a sizeable garden and also a downstairs bathroom. The first floor contains three good sized double bedrooms and one single bedroom. The internal area of the house is over 1450 sq ft. As well as a cellar, the property offers a generously sized loft space which could potentially add another floor of living space, comprising of 2 two double bedrooms.

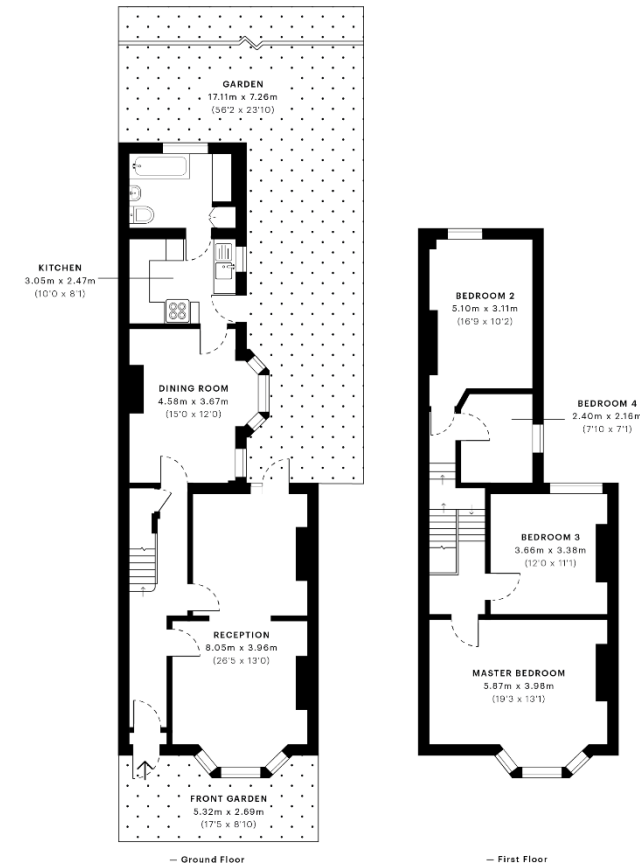
Gareth James
PROPERTY

Ivydale Road, SE15

CAPTURE DATE
15/10/2019

LASER SCAN POINTS
206,507,943

GROSS INTERNAL AREA
134.7 Sqm / 1450.0 Sqft



GROSS INTERNAL AREA
The footprint of the property
134.7 Sqm / 1450.0 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
123.7 Sqm / 1331.8 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft

spec

RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
134.3 Sqm / 1445.7 Sqft
IPMS 3C RESIDENTIAL
124.7 Sqm / 1342.5 Sqft

SPEC ID
5d9f57affab0bc09f29e8d1b

Gareth James
PROPERTY
www.garethjames.com
0207 732 4330

Open 7 Days A Week



Peckham Rye branch is an official
drop point for Southwark
Foodbank donations

Offices at
• Peckham Rye & Camberwell,
129 Bellenden Road, Peckham Rye, SE15 4QY
• Queens Road & New Cross,
181 Queens Road, Peckham, SE15 2ND

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

