



IVYDALE ROAD, NUNHEAD, LONDON, SE15  
£575,000 SHARE OF FREEHOLD

**THIS WONDERFUL BRIGHT AND SPACIOUS  
GROUND FLOOR, TWO BEDROOM GARDEN  
FLAT IS SITUATED IN A PRIME LOCATION IN  
THE CENTRE OF NUNHEAD.**

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

Tenure Share of Freehold | Council Tax Band B – London Borough of Southwark |  
Service Charge N/A | Ground Rent N/A

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## DESCRIPTION:

The property offers a large reception room with a bay window and high ceilings, a large master bedroom with French doors leading to the garden, modern bathroom and kitchen and a second bedroom.

Located within easy reach of the open green spaces of Peckham Rye Park and local amenities. In addition access to transport links including Peckham Rye, Honor Oak and Nunhead stations are within distance with connections to Central London and beyond. This is a wonderful flat in a superb location.

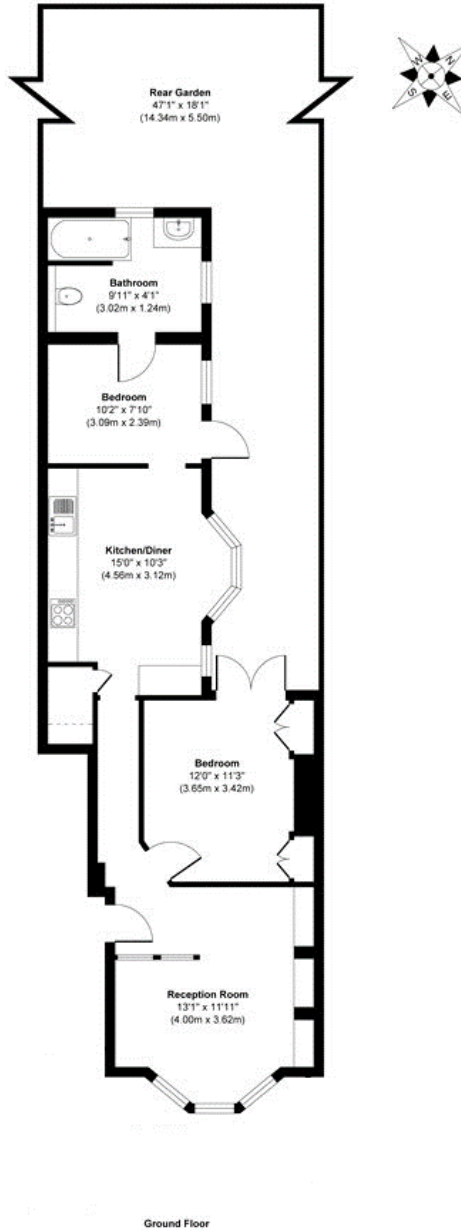
## AT A GLANCE

- Two Bedrooms
- Large Reception Room
- Modern Fitted Kitchen
- Modern Bathroom
- Private Garden
- Superb Location





# Ivydale Road



Ground Floor  
**Approx. Gross Internal Floor Area 697 sq. ft / 64.80 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	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
56	74
England, Scotland & Wales	
EU Directive 2002/91/EC	

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