

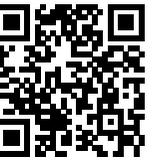
4 bedroom detached new house for sale, Gellatly Road, Nunhead, London SE14 (9250



Location **London, London**
<https://www.freedasz.co.uk/x-162633-z>

This beautiful design led, four bedroom property is nestled between Nunhead Green and Telegraph Hill conservation area in south London. With an internal footprint of approximately 1572 square feet, it provides a private, secure home with a flexible floor plan to suit all needs. The house is a traditional construction of yellow stock facing brick with 200mm cavities filled with thermal insulation. Part timber frame with metal cladding. There is cycle storage provided in the rear garden, rain water storage tank for garden irrigation, a rear garden which is part timber decking with a fantastic flower bed spanning the width of the house, a real show off feature. The kitchens are a german 'hacker classic' units with handle-less door in basalt grey. There is an island unit with a breakfast bar, blanco sink and half taps, back painted splash-backs and integrated Siemens appliances (Fridge Freezer, 2 level oven, Gas Hob, Dishwasher) and ceiling mounted extractor fan. The bathrooms have Roca Gap sanitary ware, chrome taps and shower fittings, thermostatically controlled shower valves, large flush walk in shower enclosures, chrome heated towel rails and porcelain wall and floor tiles. Other features include fitted burglar alarm system, cat 6 cabling and TV/Telephone points. The house meets the Code for Sustainable Homes level 4, which means that it has a number of environmentally beneficial features including high levels of insulation. This has been complemented with beautiful finishing, from the Jerusalem Ivory Porcelain tiles to kitchen/dining and courtyard engineered carbonised strand woven bamboo to living room/ study and first floor throughout, through to under floor heating with Heat Miser controls and triple glazed Velfac windows and patio doors. Optional fitted wardrobes & wood burning stove in Living Room. O U T & A B O U T Nunhead's high street has a great delicatessen, bakery, butcher, retro furniture shop and award winning pub, while nearby Telegraph Hill has a monthly farmers market and many seasonal events. Brockley, East Dulwich and Peckham are a walk away for bars, shops, restaurants and cafes. Ivydale Primary School is also conveniently located for those with young families. For those with older children, Haberdashers' Aske's Hatcham College is considered an accomplished comprehensive school. G E T T I N G A R O U N D Situated within Zone 2, with a three minute walk to Nunhead Station and ten minutes to Peckham, Gellatly Road is a quiet residential street making the development perfect for professionals with families requiring a fast commute to the city and key locations across the City.* Please note that the internal photos are of the second house 'The Old Bakery' and not of this house which is 'The Old'.

020 3641 4606

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