

Waveney Avenue, SE15



Nunhead, London
Freehold
£795,000

‘The location is one of the best things about this house. All the residents love Waveney Avenue, it’s a really special road. Because it’s not a through road the sense of community is really strong; kids are able to play in the street when it’s quiet at the weekend, and there is a wonderful annual street party held in summer.’

BO SQ



Summary

This two-bedroom Victorian 'half-house' sits tucked away on a residential street next to Peckham Rye park. This light-filled home has a key opportunity to be further unlocked by creating a kitchen extension, and third bedroom in the currently unconverted loft space, both works of which have already been granted planning permission.

Internally the home embraces the typical Victorian style of private but well connected and proportioned rooms. This is especially true for the ground floor, which has a large kitchen and dining space that leads out through double doors to the back garden, but that also connects beautifully to the large, light-filled lounge at the front of the house.

The home has been wonderfully designed and finished, with beautiful wooden floorboards throughout the ground floor, and large recently replaced double-glazed sash windows that are in keeping with the original Victorian style of the house. A new log burner has been installed in the lounge, and the home has recently been re-decorated throughout.

The location of the home is outstanding. It faces Peckham Rye park, which provides a cafe, children's play park, tremendous running routes and lovely pond side and garden strolls all under just a two minute walk away. The home is also just a 5 minute walk to Nunhead high street, and a 20 minute walk to East Dulwich high street.



House Tour

Through the shared front gate and paved area, is the front door to the divided house. A shared entrance hallway leads to the neighbouring home, and to the front door of this home.

The front door leads to a generous north-east facing kitchen and dining area immediately to the right, and a large south-west facing lounge complete with log burner to the left. The dining area has double doors leading out to the garden where there is a large decking area perfect for morning coffee or family breakfasts in the summer. There is currently planning permission to extend the kitchen to make full use of the large side return that is currently outside decking space.

Upstairs are two double bedrooms which have both had sash windows recently replaced, and a family bathroom complete with underfloor heating. The large south-west facing master bedroom has dual sash windows and built in wardrobes, and regularly receives a beautiful blast of morning sunlight. The second double bedroom has a sash window overlooking the garden, a wardrobe that reverses into the unused stair space behind to maximise the use of space, and characterful chimney detailing. The family bathroom is minimal in design, clean and fresh with a recently updated and well kept sash window.



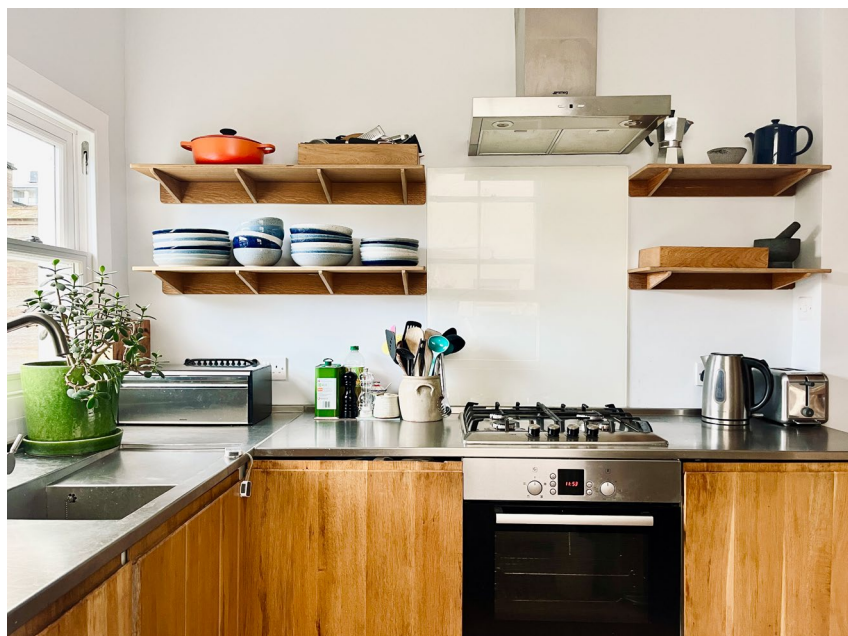
Garden

The north-east facing garden has been carefully updated by the current owners, who have created an outside space with three distinct characteristics and areas. Immediately through the double doors is the first decking area which is frequently used for outside eating and relaxing in the warmer months. This is separated from the large grass area that follows, by two planted walls, with a circular stepping stone footpath leading to the far area of decking. This third section of the garden is raised, and comes with a recently installed bicycle storage unit and garden shed.

The garden has been planted with a colourful array of flowers and greenery, and is home to a productive apple tree which flowers in May and produces fruit by August. There is also a strawberry patch which is prime for fresh home grown strawberries in June.

The garden backs onto a private car park and children's daycare centre, which protects the garden from any evening noise and largely from being overlooked.





Connectivity & Amenities

The house is well connected to the centre of London. It is a 15 minute walk to Peckham Rye station, which is currently under extensive development to create a modern station that is fully integrated with the surrounding public realm. Trains to London Bridge take 10 minutes, to Blackfriars take approximately 15 minutes, and to Canada Water take approximately 10 minutes. There are a number of buses on good routes into central London, and Nunhead station is just a 10 minute walk away with trains to Elephant and Castle in 13 minutes.

The house is a 5 minute walk to the bustle of Nunhead high street, which serves all basic needs with amenities such as food shops, newsagents and a pharmacy, but also delights with restaurants such as Kudu Grill, the wine and cheese bar 'Mother Superior', the pizza restaurant '400 Rabbits', coffee shops, butchers and a zero waste shop.

The house is a 20 minute walk to the cafes, boutiques and restaurants of the popular Bellenden Village, as well as the well regarded Belham Primary School. Here you'll find The General Store, selling local produce including cheese from Neal's Yard, as well as Ganapati, a colourful friendly restaurant serving delicious South Indian food.

There are a high amount of popular pubs within a 10 minute walk of the home, including The Waverley Arms, The Clock House and The Ivy House and The Herne Tavern. East Dulwich high street is a 20 minute walk away and provides a huge variety of coffee shops, bars, delis, butchers, shops and a number of revered restaurants such as Yama Momo, as well as a Picturehouse cinema.

