

LANVANOR ROAD, NUNHEAD, SE15
FREEHOLD
GUIDE PRICE £1,250,000 - £1,350,000

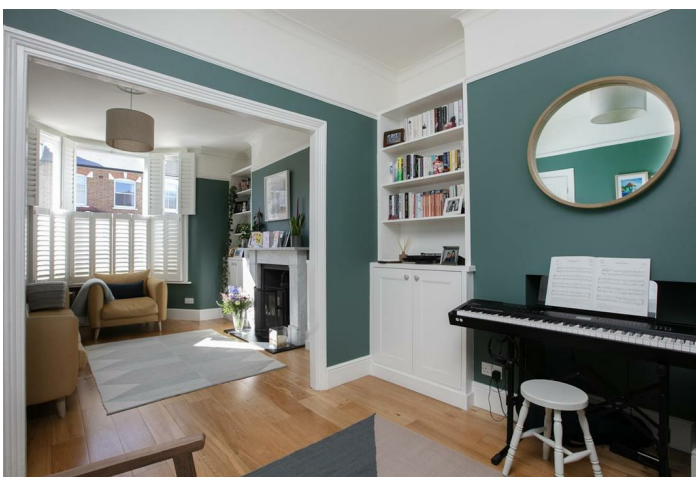
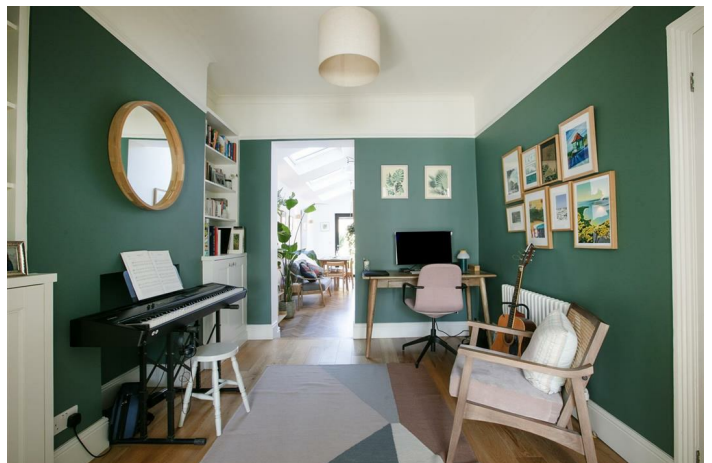


SPEC

Bedrooms : 5
Receptions : 2
Bathrooms : 2

FEATURES

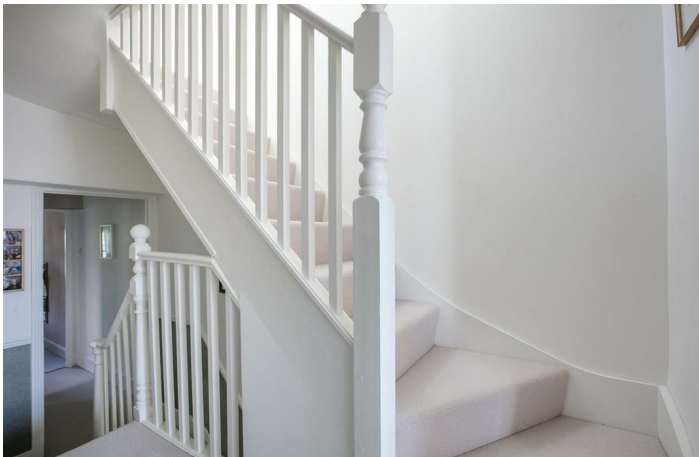
Stunning Full-Width Kitchen Extension
Divine Decor Throughout
Fired Earth Tiling
Five Double Bedrooms
Period Features
Freehold



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Utterly Beautiful Five Bedroom Period Home With Contemporary Additions.

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There's an unmistakeably fresh, bright and stylish feel to this perfectly augmented period five bedder. The décor is thoughtful and fitting throughout. Any contemporary additions have been expertly executed - there's a lovely flow to the interior. Accommodation comprises a large double reception, wonderful kitchen/diner, five double bedroom, bathroom, shower room and guest wc. The property further benefits from double glazing throughout. The location is peaceful, mature, friendly and convenient. The house is a mere seven minute walk to both Nunhead and Queens Road Peckham station making London accessible in a heartbeat. Peckham is less than 10 mins walk and boasts a flood of great bars, pubs and restaurants. Even closer is Nunhead - it has two good coffee shops, bakers, fishmonger and butchers. There are many families whose children go to Edmund Waller so there is a real community feel walking into school in the morning.

A handsome exterior sits behind a well-kept front garden with storage for up to four bikes. There's even an EV car charger on the lamppost right outside the property! The inner hall greets you with wonderful floor tiles and textured moss green wallpaper to dado level. Simple coving, corbels and a frosted light above the door complete the charm offensive. The double reception is a lovely space presented in inviting 'Little Green' tones to picture rail level and antique white on the frieze. A wide bay window with louvered blinds on the upper and lower panes supplies plenty of light. A cast iron wood burner is flanked to either side by low level storage units and raised shelving. The rear of the space has more bespoke joinery.

A wide open arch to the rear leads down a step to your gorgeous kitchen/diner which stretches full-width to offer unbeatable entertaining, cooking and even more seating space. Three large Velux run overhead for maximum airiness. There's a huge marble-topped island with Bora five ring induction hob and built-in extractor. It's lined with some particularly lovely wooden detail. The Fired Earth splashback tiles are a light aqua and your seamlessly integrated appliances include a dishwasher, fridge/freeze and washing machine. There's also a Neff combi oven/microwave and filter tap with instant boiling function. The space benefits from underfloor heating and a water-softening system has also been instated for the whole house. Bi-fold glass doors open to your paved patio and lawn. It's a mature, leafy spot with plenty more entertaining and al-fresco dining opportunities. You'll find abundant storage opportunities back in the hall under the stairs. This is next to the cellar access which will house any amount of mess. A handy guest wc completes the ground floor.

Upward to the first return you find the first of your gorgeous double bedrooms. It's a carpeted rear-facing room and pretty in pink. Calming garden views further entice. A most stylish family bathroom comes next with a deep contemporary free standing bath, delicious Fired Earth wall and floor tiles and a separate walk-in shower. Two separate casement windows afford plenty of light. The first floor rewards with a wide bright front-facing double bedroom. Currently used as a playroom it enjoys a pleasant streetscape through two large sash windows, each with opaque panes for privacy. Bedroom three is another lovely rear-facing double. A large skylight keeps the upper landing wonderfully bright. You'll find the fourth bedroom facing rear with views as far as Canary Wharf. It's another bright carpeted affair with more tasteful styling. An even larger double bedroom fronts the building with two large Velux and tonnes of seamless bespoke recessed storage. A shower room completes this level with a pristine suite, walk-in shower, underfloor heating and even more impressive city views.

Nunhead boasts some lovely eateries and the Old Nun's Head does a lovely craft pint and more tasty fayre. They have regular events and themed evenings too. A book shop, butcher, grocers, deli, baker, beer shop, Vermouth bar (!), pretty library, crafts store, bike shop and fishmonger will save you the bother of leaving the locale too. Peckham Cellars, Beer Rebellion and Peckham Bazaar are all within an easy 10 minute stroll of the house for yet more socialising. Kudu, Little Kudu and Kudu Grill are hugely popular and within comfortable walking distance. Then you have the mouth watering Farmer's Market on Sunday mornings in Peckham's town square, and the award-winning library, multiplex cinema, Pulse Healthy Living Centre - all within 15 minutes walk. In the other direction is Nunhead Nature Reserve and cemetery, good for exercising the dog or just enjoying the greenery and stunning views of St Paul's.

Tenure: Freehold

Council Tax Band: D

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FREEHOLD



LOWER GROUND FLOOR

Approximate Internal Area :-
14.28 sq m / 154 sq ft

GROUND FLOOR

Approximate Internal Area :-
64.18 sq m / 691 sq ft

FIRST FLOOR

Approximate Internal Area :-
51.54 sq m / 555 sq ft


SECOND FLOOR


Approximate Internal Area :-
35.16 sq m / 378 sq ft

TOTAL APPROX.FLOOR AREA

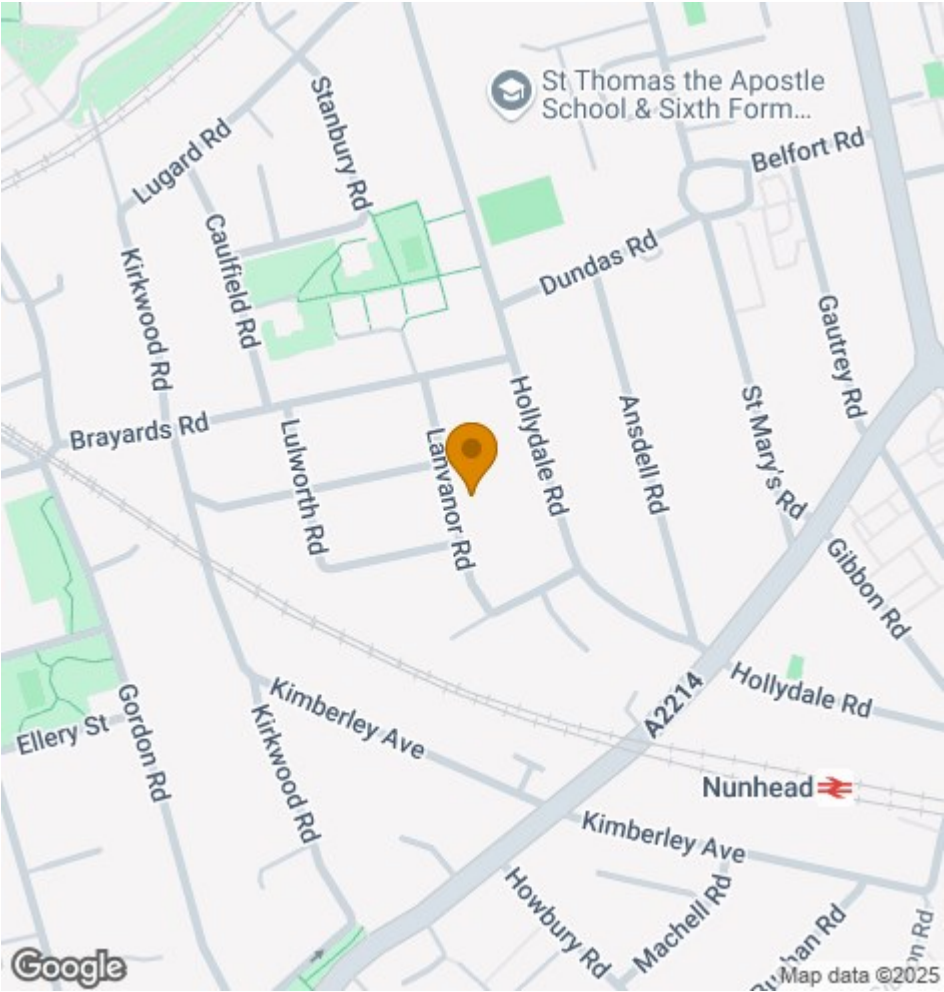
Approximate Internal Area :- 165.16 sq m / 1778 sq ft
Measurements for guidance only / not to scale

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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