



AMELIA
& Co

LANVANOR ROAD

3 BED | 1 BATH | GARDEN

£1m – £1.1m



Victorian Terrace Combining Period Charm With Contemporary Design

This three-bedroom Victorian terrace has been carefully renovated to blend period character with a contemporary aesthetic. Set on a quiet Nunhead street, it offers generous living areas, original features, and a beautifully landscaped, sunlit garden.

The ground floor opens with a bright hallway of stripped floorboards and heritage detailing. A bay-fronted living room with high ceilings, restored cornicing and a working fireplace flows into a second reception with original doors, bespoke cabinetry and doors out to the garden.

At the rear, the stylish kitchen pairs bespoke cabinetry with quartz worktops, cement flooring and underfloor heating. A glass-roof box bay window above the sink and a clever bi-folding window seat bring in morning light and connect seamlessly with the garden, while a 900mm SMEG range and integrated appliances complete the space.



Upstairs, the spacious front bedroom spans the width of the house and includes fitted wardrobes and stripped floorboards. A second double overlooks the garden, while a versatile third bedroom makes an ideal office, nursery, or guest room.

The bathroom and separate WC have both been newly renovated, incorporating plenty of storage, and benefiting from Bert & May tiling, Crosswater brass fittings, and a contemporary yet timeless finish.



Outside, the garden has been landscaped for year-round enjoyment, with Siberian larch decking, a floating sun deck, jasmine climbers, and outdoor lighting. Additional storage is available in the cellar and boarded loft, which also offers potential for conversion (STPP).

Beautifully finished throughout, this is a home of exceptional design quality, perfectly combining period charm with a considered contemporary aesthetic.



KEY FEATURES

- Elegant Victorian terrace with an abundance of original features combined with modern, design-led improvements
- Versatile double reception featuring high ceilings, restored cornicing, bespoke cabinetry, original fireplaces and access to the garden
- Bespoke kitchen with micro-cement flooring, oak-faced cabinetry, quartz worktops and underfloor heating
- Striking wraparound glass-roof box bay window above the sink and cleverly designed bi-folding window seat
- Three bedrooms, including a generous front master with fitted wardrobes
- Newly refurbished bathroom and separate WC with Bert & May tiling and brass fixtures
- Landscaped garden with Siberian larch decking, floating sun deck, jasmine climbers, and outdoor lighting
- Boarded loft and cellar storage, with scope for future extension (STPP)
- Free on-street parking and excellent transport connections nearby







THE AREA

A green haven in zone 2 with central London on its doorstep. Lanvanor Road is exceptionally quiet, with no through traffic, yet just moments from the buzz of Peckham.

Friendly and community-minded, with a mix of young families and professionals. The area offers a fantastic lifestyle balance: award-winning bakeries, independent shops, pubs, and restaurants all within walking distance, plus Nunhead Cemetery, Telegraph Hill, and Peckham Rye for green open space.

TRANSPORT LINKS

- Queens Road Peckham (7 mins walk): London Bridge in 8 mins, Overground to Canada Water, Shoreditch, Dalston & Canary Wharf
- Nunhead (8 mins walk): Direct trains to Blackfriars, Victoria, Farringdon in under 20 mins.
- Excellent cycle connections (Cyclehoop across the street & cellar storage for bikes)
- Plentiful and free on-street parking.

SCHOOLS

Lanvanor Road enjoys excellent access to a wide choice of local schools and nurseries.

Just 0.2 miles away is St Thomas the Apostle College, rated Outstanding by Ofsted, alongside Hollydale Primary School, rated Good. John Donne Primary School, rated Good, is 0.4 miles away.

For younger children, nurseries including Banana Moon (0.3 miles), The Puddleduck Nursery (0.4 miles) and Goslings Nursery (0.5 miles) are all within walking distance

COUNCIL TAX

Band D

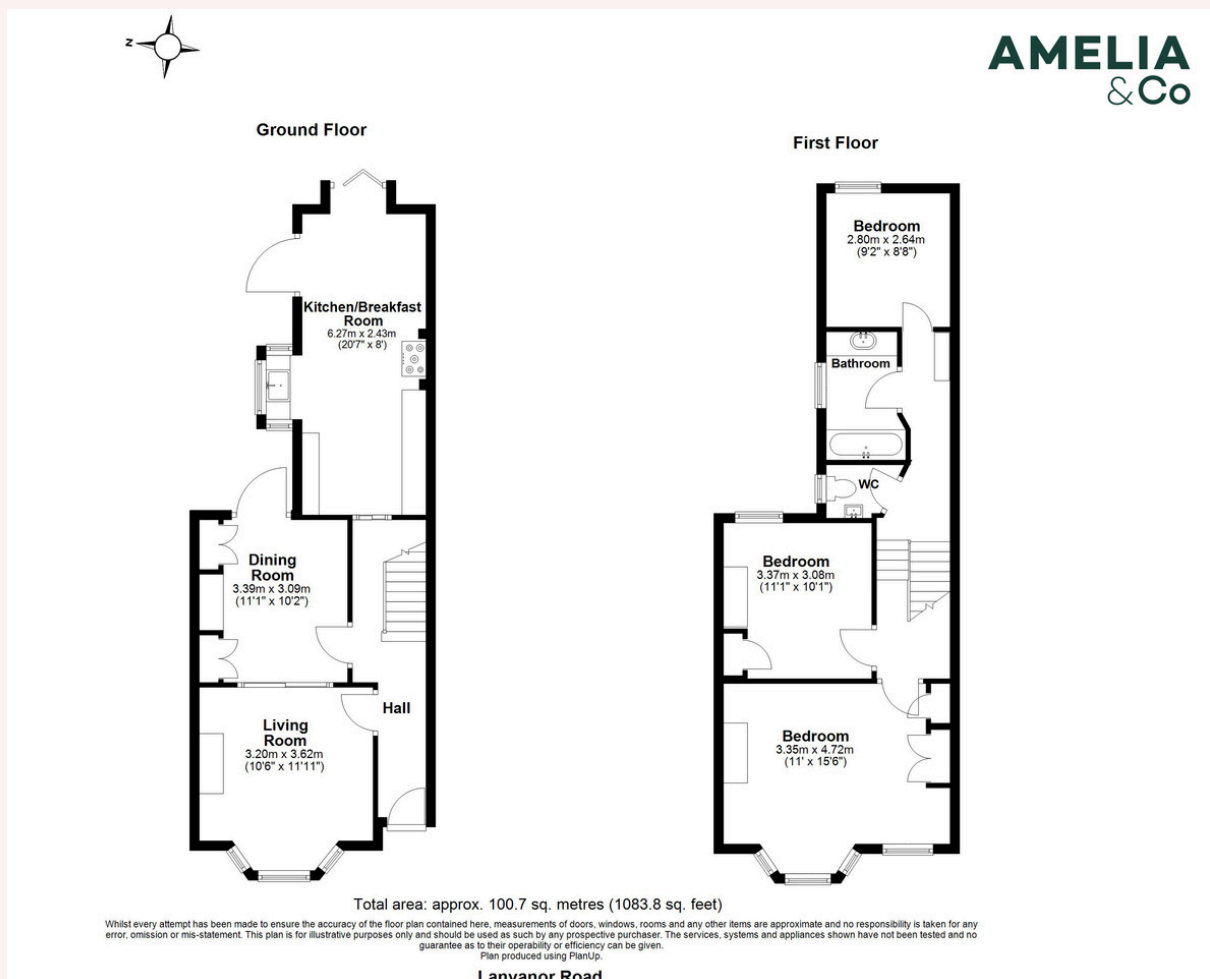
EPC

Current 66D

Potential 76C



FLOOR PLAN



AMELIA & Co

Mimi Gordon
mimi@ameliaco.co.uk
07740 193 391