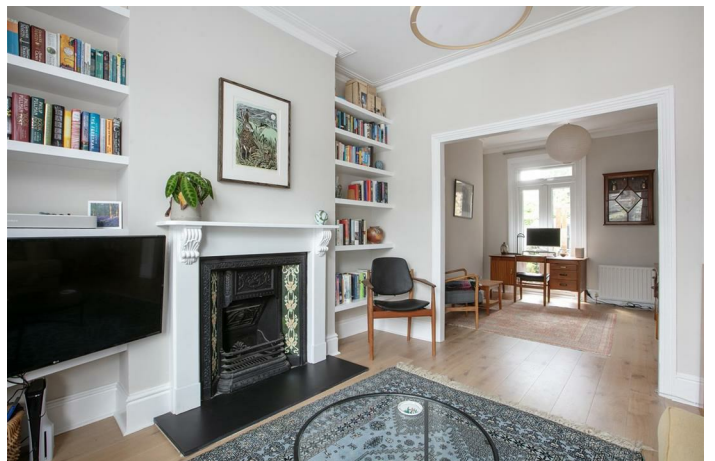


LANVANOR ROAD, NUNHEAD, SE15
FREEHOLD
GUIDE PRICE £1,000,000

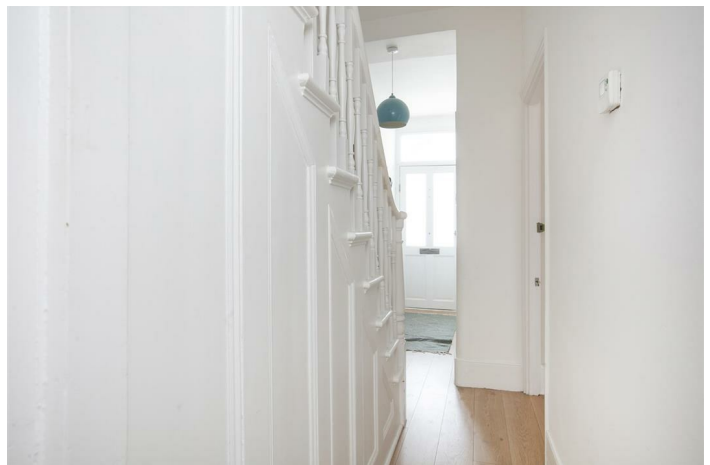


SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

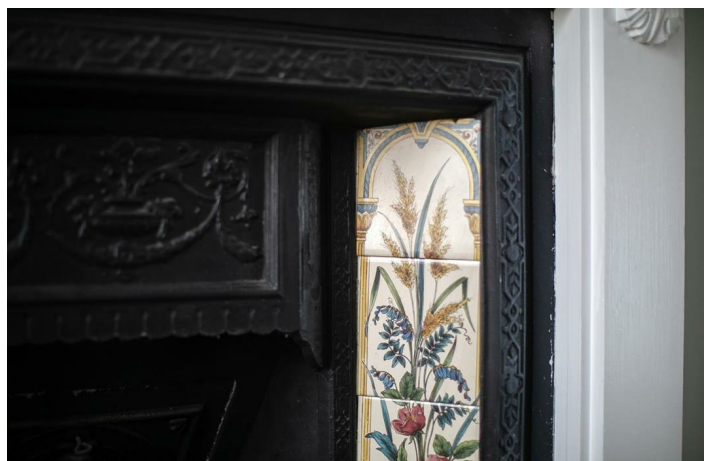
Bright Tasteful Decor
Pretty Rear Garden
Peaceful Mature Period Street
Storage Cellar
Freehold



LANVANOR ROAD SE15
FREEHOLD



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FREEHOLD



LANVANOR ROAD SE15
FREEHOLD



Tasteful Bright Three Bedroom Period Home With Cellar and Generous Garden.

This beautifully presented three bedroom period home has all the good vibes. Sympathetically presented and well arranged, the property boasts some excellently chosen Farrow and Ball tones, a modern kitchen/diner and shower room and three proper double bedrooms. A large double reception completes the tour. A sprinkling of original features throughout adds to the charm. 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.

The exterior sits behind a neat, walled front garden with plenty of space for bikes and bins. An inner hall enjoys a bright aspect with wooden flooring, neutral styling and plenty of light gushing through from the arched recessed portico. To the front you find the double reception. Leaning into a wide front bay of double glazed sash windows it also has rear-facing French doors. Further enticements include original cornicing and a pretty feature fireplace. The cellar is a super generous, head-height space for abundant storage. It's accessed back in the hall under the original staircase. This precedes your long kitchen/diner which dips into a wide side bay window. Further garden access is offered here. Outside benefits from a well-stocked raised planter bed and tiled patio.

Upward bound you meet a generous carpeted landing. The master bedroom sprawls to the full width of the house with two large double glazed sash windows, original feature fireplace, floral tiling and bespoke fitted storage. Bedroom two boasts more Farrow and Ball wall tones, simple coving and another period feature fireplace. The shower sits further along the landing with wall-hung loo, double walk-in shower, heated towel rail and wash hand basin atop handy storage. The third and final bedroom is dual aspect and a fine proportion with some lovely garden 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



CELLAR

Approximate Internal Area :-
7.52 sq m / 81 sq ft

GROUND FLOOR

Approximate Internal Area :-
51.37 sq m / 553 sq ft


FIRST FLOOR

Approximate Internal Area :-
49.70 sq m / 535 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 108.60sq m / 1169 sq ft
Measurements for guidance only / not to scale

LANVANOR ROAD SE15
FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			77
(39-54) E		58	
(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.

