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Inverton Road, Nunhead, SE15

£600,000

Leasehold

Impeccably presented, 2 bed purpose built Edwardian apartment with garden .



Two Bedrooms

Private Garden

Excellent Condition

Local Transport

Nunhead

Approx. 0.7 miles away

Destinations:

**Blackfriars, City
Thameslink, Victoria
and Kings Cross.**

Peckham Rye

(One stop from Nunhead
Rail or short bus ride)

Destinations: **London**

Bridge, Clapham

Junction and Canada

**Water (for connection to
Canary Wharf)**

P12

Approx: 100 metres away

Destinations: **Peckham
Rye & Canada Water.**

This spacious 2 bedroom Edwardian ground floor flat is located on Inverton Road, an extremely quiet residential road off Ivydale Road. The property, which has its own front door, has been extremely well maintained by the current owner.

This beautiful home is equidistant from the centre of Nunhead, with its almshouses, pubs and independent shops gathered around Nunhead Green (a conservation area), and the open spaces of Peckham Rye, One Tree Hill and Nunhead Cemetery. Within a few minutes walk you can be enjoying a drink in either of the Waverley Arms or Ivy House pubs and the shops, bars and restaurants of East Dulwich and Peckham are also just a short bus ride (or a leisurely 20 minute walk) away.

The property is situated some 15 minutes' walk from Nunhead railway station, which provides direct services into Victoria (15 mins), Blackfriars (16 mins), City Thameslink (18 mins) and King's Cross/St.Pancras (24 mins). Nunhead is also only a few minutes by train to the London Overground services at Denmark Hill and Peckham Rye, which provide connections to the Jubilee line tube services to London Bridge and Canary Wharf. Both Honor Oak Park and Brockley railway stations are also within easy striking distance and a range of bus services are also available close by but do not travel along Inverton Road itself.

Unlike many flats converted from period houses, this purpose built period flat has a lovely natural flow to its layout, and with its own front door and hallway it has more the feel of a maisonette rather than a flat. In terms of usable floor area the flat is more than equivalent to the popular East Dulwich 'half-house'.

The flat retains many traditional period features as well as contemporary elements and a high standard of modern finishes/materials, eco-friendly where possible, and is presented in excellent decorative order in a neutral finish that is 'ready to go' should any new owner wish to put their own stamp on it.

The external entrance area features an original Edwardian tiled wall panel adjacent to the original period front door, which has contemporary opaque glass panels for privacy. The front door directly leads into the entrance hall with its eco-oiled original floorboards, high ceiling & modern downlighters.

On your left in the hallway the first original 'stripped & waxed' timber internal door leads into Bedroom 1, a large high-ceilinged room with original feature coving, high period skirtings, eco-oiled original floorboards, and a large square bay window with 2 double glazed timber sash windows with contemporary opaque lower sashes for privacy. This window, which catches the morning sun, floods the room with natural light, and the current owner personally researched and designed the window glazing bar pattern so that it replicated the original design. The bedroom also has an open fireplace with original Edwardian tiled hearth, again 'ready to go' should a new owner wish to install a period fireplace.



Adjacent is bedroom 2, another generous room with high ceilings and eco-oiled original floorboards. A large traditional timber sash window looks down the side return, again flooding the room with natural light, this time benefitting from a sunny south west aspect. This bedroom also benefits from period skirtings and an open fireplace. The current owners also have a small office area in this room which the room is more than large enough to accommodate.

Continuing down the hall you step down onto a newly fitted neutral carpet, and tucked away in a corner there is a concealed door which leads to a roomy understairs cupboard providing valuable storage space.

Further along another waxed timber door leads to a well proportioned modern bathroom, with Wayne Hemmings designed contemporary tiling including a bespoke matching vanity unit to conceal pipework, finished with a solid Ash wooden shelf. Fittings are a combination of Jasper Morrison, Hans Grohe and Bathstore. There's another period timber sash window, this time with fully opaque glass for privacy. Finishing touches are provided by a chrome 'ladder' heated towel rail, a large bespoke mirror above the vanity unit, an extra thick (8mm) glass shower/bath screen, a wall hung display shelf, and downlighting. Finally the contemporary look is finished with eco rubber flooring.

The final timber door leads to a rear reception room where the newly fitted carpet continues. This room has period high skirtings and another large period timber sash window overlooking the side return affording plenty of natural light. For those cosy nights ahead there is a contemporary 'hole in the wall' opening in the original chimneybreast, ideal for candles etc, and up to date LED dimmable downlighting for when you need to hunker down in front of the TV.

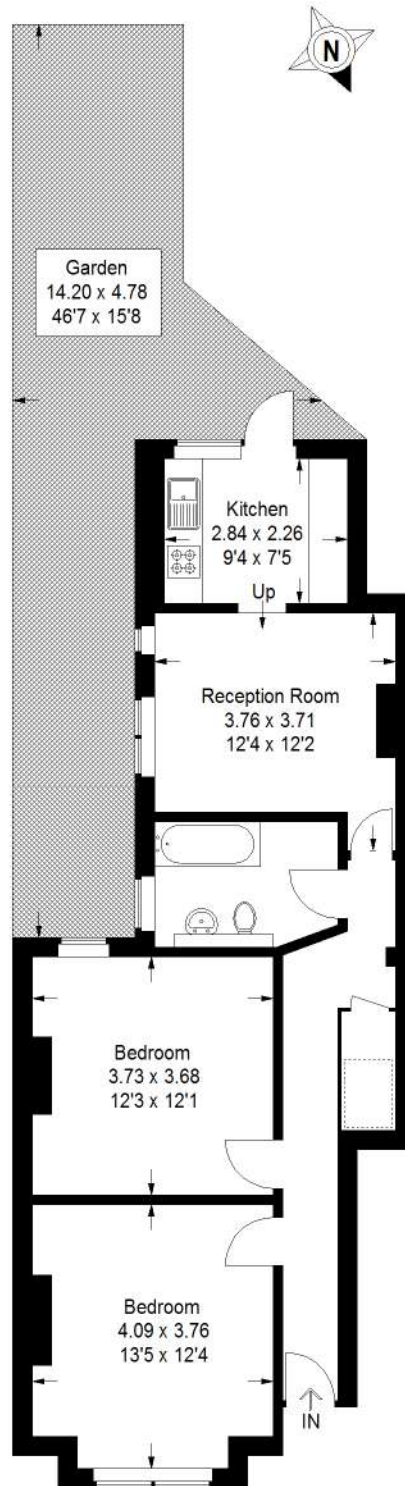
A step down leads to the semi-open plan fitted kitchen, again contemporary in design with quality appliances such as Smeg. Base units come with sliding wire trays to maximise storage, along with plenty of high level storage cupboards, as well as an integrated washing machine and fridge/freezer. Worktops & splashbacks are eco-friendly solid bamboo, and there is matching bamboo engineered flooring. Ceiling LED downlights and undermounted task lighting provide plenty of artificial light when needed, and for natural light there is a rear window and fully glazed back door, which afford views into the garden and that indoor/outdoor living feel.

The garden, including a full-length side return, consists of plum slate hard landscaping and a feature timber sleeper raised decked area, a south & south-west facing sun trap that's ideal for entertaining. Extremely low maintenance, the whole area provides a blank canvas for pots and troughs to the owner's discretion, alongside some established foliage planting. The side return boundary fence was replaced in spring 2025 using long-lasting concrete posts and gravel boards with contemporary 'horizontal timber slat' infill panels that slot in between the posts, thus, if needed, making it very easy and cheaper to replace panels in the future. The fence at the end of the raised deck area was also replaced very recently in a traditional vertical timber board finish. There is also a lockable garden shed, and there is external lighting controlled from a switch in the kitchen.

This is a beautifully presented, spacious and well maintained apartment in an excellent location. Your early viewing is recommended.

Inverton Road, SE15

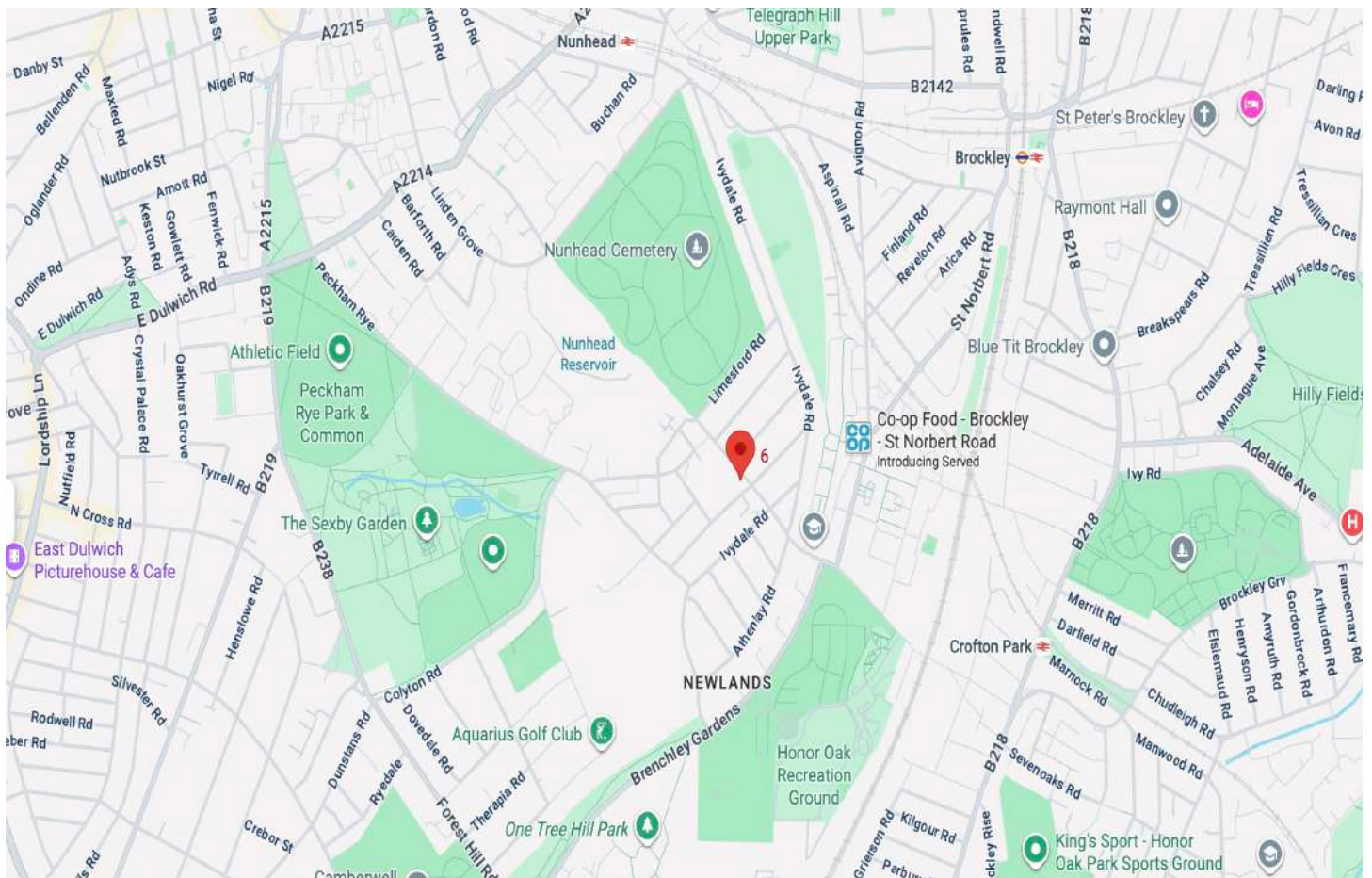
Approximate Gross Internal Area
65.9 sq m / 709 sq ft



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1250961)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.