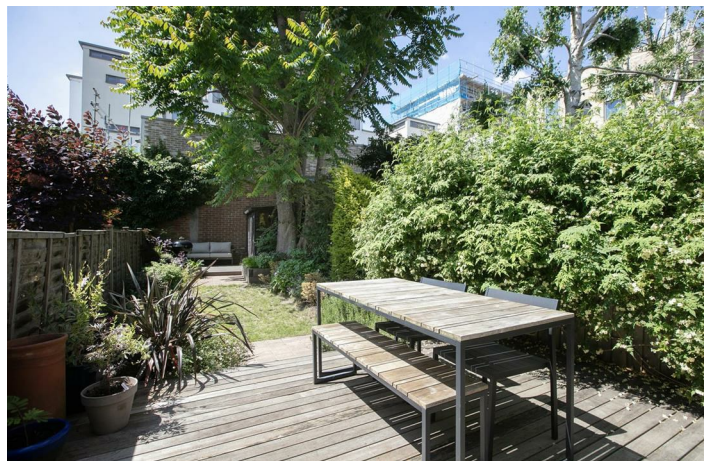


WAVENEY AVENUE, NUNHEAD, SE15

FREEHOLD

£950,000



SPEC

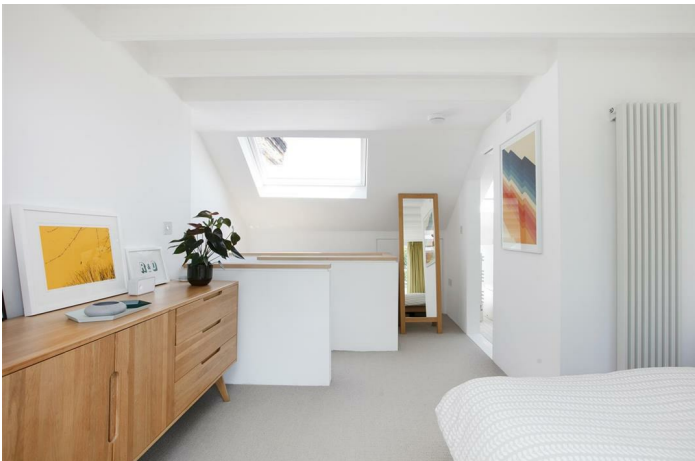
Bedrooms : 3
Receptions : 1
Bathrooms : 2

FEATURES

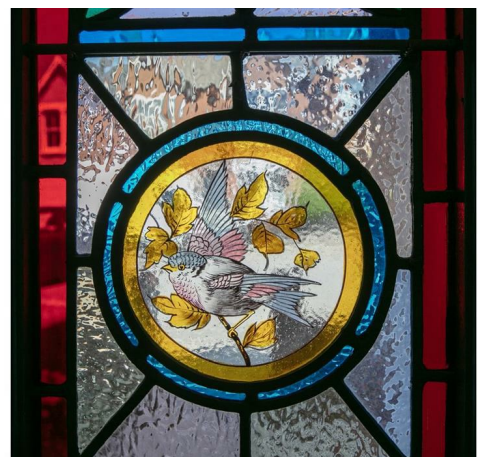
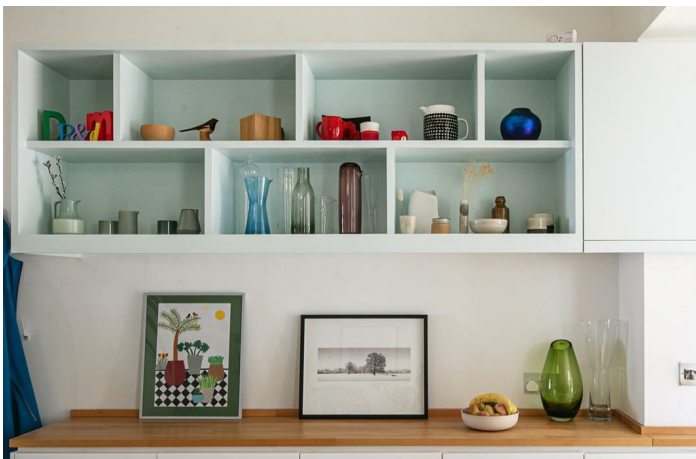
Stunning Loft Extension
Stylish Contemporary Finish
Sunny Landscaped Private Garden
Original Features
Freehold



WAVENEY AVENUE SE15
FREEHOLD



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FREEHOLD



WAVENEY AVENUE SE15
FREEHOLD



WAVENEY AVENUE SE15
FREEHOLD



Stunning Three Bed Half House with Pretty Garden.

Welcome to your own little slice of Nunhead paradise. This gorgeous three-bedroom Victorian half house on ever-popular Waveney Avenue is full of charm, character, and clever design. Owned by an architect who's added a brilliant loft and open-plan rear extension, the home blends period style with a modern layout that really works for everyday life. With a private garden, lovely original features, and loads of natural light, this is the kind of place that just feels good the moment you walk in. And the location? Spot on. You're just seconds from the open green space of Peckham Rye and within strolling distance of Nunhead, Peckham and East Dulwich. Nunhead Station is under 12 minutes away on foot, and Peckham Rye 15 minutes away, so getting into central London is a breeze.

Step inside and you're greeted by a hallway with stunning stained glass, original floor tiles, and fancy old cornicing that instantly sets the tone. Just off the hall is a bright and welcoming living room, complete with a large bay window, with new double glazed timber-framed sash windows and an eye-catching fireplace that's full of vintage charm. The heart of the home is the open-plan kitchen and dining area. It's bright, sociable, and stylish – designed for real-life living. The kitchen has loads of storage, all the integrated appliances you need, and space to cook up a storm while still chatting with friends or keeping an eye on the kids. A glass door opens out onto a peaceful decked patio, ideal for lazy weekend breakfasts or evening drinks in the garden. Another door at the back connects you to the rest of the garden space, which feels like a green retreat right in the city. A striking bespoke contemporary corner-window supplies a further aspect to the garden - it's a real conversation piece. To the rear of the garden you find an additional patio space which ensures you can sit in sun or shade at any time of the day!

Upstairs on the first floor, you'll find two proper double bedrooms. The main bedroom at the front has big sash windows, built-in storage, and a pretty fireplace. The second bedroom at the back overlooks the garden and also has its own lovely fireplace and storage. The bathroom is just down a little step and has a great mix of vintage touches and modern comfort – including a wood-panelled bath and lovely tiling. It's also worth a mention that the property benefits from new double-glazed timber-framed sash windows throughout.

But it's the top floor that really steals the show. The loft extension has been done with real care, creating a peaceful bedroom sanctuary with a Juliet balcony and a big picture window that looks out over the treetops. There's plenty of storage tucked into the eaves, a Velux window for extra sunshine, and a sleek en suite shower room that makes it feel like a hotel suite at home. Deep low-level loft storage supplies a perfect hiding space for the Christmas tree and Uni notes.

Local culinary highlights include Kudu Grill, Mr Bao, Banh Banh and the utterly delicious Peckham Bazaar. Nunhead has some fine coffee establishments also - we love Good Cup for a decent brew. Further local attractions include the brilliant shops and market stalls on Northcross Road, the magical Nunhead Cemetery with its stunning views of St Paul's, and a whole host of great pubs – we're talking The Old Nun's Head, The Ivy House, and The Herne Tavern, to name a few.

The property benefits from a 10 year insurance backed guarantee issued in 2018 for previously identified Japanese knotweed at the rear of the garden. This has been professionally treated over a two year period (2018-2020) followed by three years of monitoring by a PCA accredited contractor. Full documentation available on request.

Tenure: Freehold

Council Tax Band: C



GROUND FLOOR

Approximate. internal area :
39.22 sqm / 422 sq ft

FIRST FLOOR

Approximate. internal area :
37.18 sqm / 400 sq ft

FIRST FLOOR


Approximate. internal area :
24.65 sqm / 265 sq ft


TOTAL APPROX FLOOR AREA

Approximate. internal area : 101.05 sqm / 1087 sq ft

Measurements for guidance only / Not to scale

WAVENEY AVENUE 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	85
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.

