

MUNDAY'S

Waveney Avenue, Nunhead

£1,195,000



Architect-enhanced Victorian terraced house (with two double bedrooms and one single bedroom), delivering 1186 square feet over three floors. A neat east-facing garden completes matters.

The location is an envied, quiet, tree-lined residential street. You are away from the hustle and bustle, yet so brilliantly connected; walk just one minute to Peckham Rye Park and Common, 12 minutes to Nunhead Station (it's eight to the high street), and 15 minutes to Peckham Rye Station, Rye Lane or East Dulwich.

The house is an impressive and sympathetic blend of old and new, with a smart and sensitive decorative scheme. You are in for such a treat!

*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

[www.mundays.com](http://www.mundays.com)

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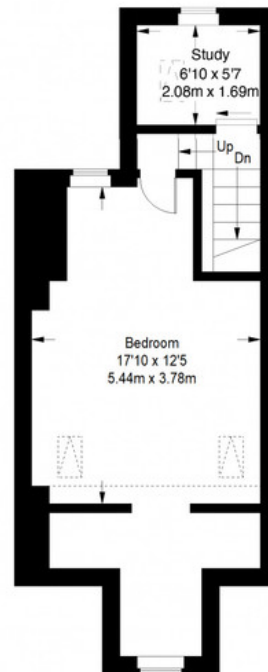
## Waveney Avenue



Ground Floor = 459 sq ft



First Floor = 386 sq ft



Second Floor = 341 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 459 sq ft / 42.64 sq m  
 FIRST FLOOR = 386 sq ft / 35.86 sq m  
 SECOND FLOOR = 341 sq ft / 31.68 sq m  
 Total = 1186 sq ft / 110.18 sq m



Restricted Head Height

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. (ID357409)