

THE MODERN HOUSE



*London SE15
Sold*

Limes Walk

This wonderful three-bedroom terraced house lies on Limes Walk, a quiet residential street in Nunhead. Thoughtfully renovated, the interior spaces have been beautifully reimaged by the current owners, who have introduced tactile materials and a minimal colour palette that maximises the light drawn in from its huge ribbon windows. Approached along a no-through road, Limes Walk sits between the beautiful green spaces of Peckham Rye Park and Nunhead Cemetery and has a bright terrace.

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The Tour

The house is accessed via a communal pathway opposite Nunhead Cemetery. Most of the raised ground floor is given over to the open-plan kitchen, living and dining space, where a wall has been partially removed to open up the kitchen and the dining room, creating framed views within the interior space. This cuts through a pale pink microcement island that divides the kitchen and the dining spaces; a recess allows for stools to be placed underneath. Open shelves, cabinets and the extractor fan are all finished with the same slatted birch ply panelling, and a Rangemaster oven is centred between stainless steel cabinetry topped with granite; a Carrara marble splashback extends to the ceiling.

Adjacent, a pitched skylight illuminates the living area and floor-to-ceiling sliding doors open out to the terrace and allow light to pour in. The floor is laid with polished microcement.

The main bedroom is on the second floor and is a tranquil retreat at the top of the house. The room is currently arranged with a seating area, which would work well as a study space. A large picture window overlooks the treetops, with views of the London skyline poking through, giving the room a serene and secluded feel. A bathroom on this floor is designed to function like a Scandinavian wet room with a large walk-in shower; a skylight brightens the room.

On the first floor are two double bedrooms, with ribbon windows which frame verdant views of the opposite tree canopies. Original pine floorboards have been retained and refreshed with a coat of white paint.

The striking main bathroom, located on the first floor, is finished in a monochrome palette and is illuminated softly by a skylight. It has a walk-in shower, a freestanding bathtub and a terrazzo sink. Outdoor Space

A set of sliding doors run the length of the living room and open up to the west-facing terrace, making it the perfect spot for entertaining alfresco and enjoying the afternoon sun. There is ample room for outdoor furniture and planters.

The Area

Limes Walk is positioned between the brilliant green spaces of Peckham Rye Park & Common and Telegraph Hill, convenient for dog walkers and children. While Nunhead Cemetery is a beautiful woodland oasis, within walking distance from the house, with amazing views across the city skyline.

Peckham is well-known for its food scene with a vast array of independent restaurants, bars and cafes, including perennial local favourites Forza Win, Levan, Artusi and Kudu, as well as Frank's rooftop bar, Peckham Levels and the Bussey Building, which attract crowds from across the city.

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Nunhead is the closest station, running Thameslink services to Victoria and Blackfriars station. Peckham Rye Station is a 20-minute walk, running London Overground services to Shoreditch High Street and Dalston Junction in one direction and Clapham Junction in the other. Connections to the Jubilee Line can be reached at Canada Water in 10 minutes and the Northern Line at Clapham High Street in 11 minutes. There are also services to London Bridge in seven minutes and Blackfriars in 11 minutes. Nearby Denmark Hill station has non-stop services to Victoria and Elephant & Castle in less than 10 minutes.

Tenure: Leasehold Lease Length: approx. 160 years remaining
Service Charge: approx. £1100 per annum
Ground Rent: Peppercorn Council Tax Band: C

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.