



NUNHEAD

Nunhead is still good value. Jane Robathan, from Roy Brooks, says: "Nunhead is cheaper than East Dulwich and Peckham because it contains a lot of social housing, but with the ripple effect prices are rising. The schools are coming up and there are some good primary schools. From Nunhead you can walk across the park to East Dulwich and see similar houses for £200,000 more." Families hunting for affordable homes in attractive areas are moving out to the fringes of South London to the less discovered islands of value, Jenny Knight finds.

A three-bed Victorian house in Nunhead costs about £800,000 to £850,000, but the bargains are the 60s' houses, which Jane says are light-filled and ideal for conversion for those with a clever eye.

"You are surrounded by greenery at Nunhead. There is the golf club, Nunhead Green and good independent shops, a deli, traditional butcher and a fish shop that people come from miles around to visit, plus, London's first pub co-operative "The Ivy House", a Grade-II listed building serving locally brewed ale, carefully sourced pub food and events ranging from live music, yoga classes, knitting circles and kids' dance lessons."

Bargain hunters also look for Nunhead's sprinkling of post-war homes specially built to house WW2 soldiers returning to London. These houses offer a more realistic option to young buyers priced out of living in comparable Victorian houses. They are well laid out with good-sized gardens, one three-bedder with two bathrooms, with an asking price off £625,000, recently sold.



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HAPPY FAMILIES

Families hunting for affordable homes in attractive areas are moving out to the fringes of South London to the less discovered islands of value, Jenny Knight finds

Balham and Clapham were once considered startlingly good value by the trend-setting families who boldly trekked south of the river, after being priced out of Fulham and Chelsea.

Now, as it becomes difficult to find a handsome three-bedder for under a million in these areas, young families turn their attention to more inexpensive parts of south London where transport links are good and there are green spaces and schools fit for purpose.

According to Jane Robathan, from Roy Brooks, it is a tradition for Claphamites and Balhamites to migrate to East Dulwich and Peckham when they outgrow their flats and want a family home.

"Now East Dulwich, Peckham and Nunhead are all cheaper than Clapham and Balham but the areas have changed so much recently. Since the East London line opened we have seen people moving in from North and East London. Peckham is now hip and you normally pay £900,000 to £1 million for a three-bedder. East Dulwich is like Chelsea, gone crazy with posh baby shops, High Street chains, gastro pubs. It is unrecognisable."

STREATHAM

Alexandra Attwood, manager at Winkworth Streatham, says: "In the Telford Park conservation area a four-bedroom house would cost about £1.3 million, but in Streatham Hill there is currently an unmodernised Victorian house for £735,000 and a four-bedroom house nearby for £825,000.

"Streatham Common is leafy and the Rookery gardens is great for families. You can get from Streatham to London Bridge in no time and there are bars and restaurants – and the ice rink. Lots of families are moving into the area because there are excellent schools like Henry Cavendish and Dunraven."



*The Rookery Café,
Streatham Common*



Streatham Common

WHAT'S ON THE MARKET

HONOR OAK

Honor Oak is another part of south London that has been opened up by the East London line. It is leafy, 15 minutes to London Bridge by train, and you get more for your money.

Javaid Ahmed, Forest Hill manager for Kinleigh Folkard & Hayward, says: "It is more trendy around Honor Oak with local coffee and pizza places and a Sainsbury's local.

"The cheapest spots are nearer the South Circular road and a bit further from the shops and station. Here you will find the refurbished gastro pub with plush wooden floors, comfy mismatched sofas, a decked rear garden with a children's play area. There are some very nice roads with a mix of Victorian and 30s' architecture where you might get a house for £500,000 to £600,000. Further from Forest Hill there are rows of terraces where a three-bedroom house is about £750,000."



The Honor Oak Pub



Four-bed, Victorian terrace, £825,000, Ferrers Road, Streatham, SW16, Winkworth, 020 8769 6699

FURZEDOWN

One of Wandsworth's hidden gems, the Furzedown area of Tooting is leafy, close to Tooting Bec Common, has a village feel and excellent schools – and it is relatively good value.

Families are flocking to upsize into one of the two, three or four-bedroom houses in an area where you can pick up a four-bed for £900,000 and a three-bed for between £600,000 and 700,000.

At the heart of Furzedown is Moyser Road, where new and exciting eateries have opened recently including 'The Village' and 'The Naked Loaf Pizzeria'. Every year there is the Furzedown Festival featuring bands and exciting food.

Tooting Bec Common has 220 acres of semi-wild open space with a running track, tennis courts, playing fields and Tooting Bec Lido, one of London's most famous outdoor pools with its iconic coloured changing room doors.



Furzedown Lodge, Furzedown Drive



South Norwood Clock Tower

SOUTH NORWOOD

Predicted to become another hot spot with good transport links where you can pick up a three-bedroom houses for less than half a million. There is a mix of 1930s and period stock and the area is attracting people who can no longer afford Crystal Palace.

South Norwood has a lake, a boat club and a number of parks and also good schools. An ideal area for those looking for bigger houses that would go for a couple of million around Wandsworth Common or Putney and can be found for about half that price in South Norwood.



An Edwardian house, £950,000, Brockley Rise, Honor Oak SE23, Kinleigh Folkard & Hayward, 020 8699 1596



Three-bed, 60s semi, £625,000, Barforth Road, Nunhead, SE15, Roy Brooks, 020 8299 3021