Wooster & Stock

DENMAN ROAD, PECKHAM, SE15

SHARE OF FREEHOLD

£900,000







SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

Lease Length: 947 years remaining
Service Charge: n/a
Ground Rent: £25 per annum

FEATURES

Landmark Purpose-Built Period Building
Stunning Original Detail
Impressive Proportions
Private Rear Garden
Share of Freehold













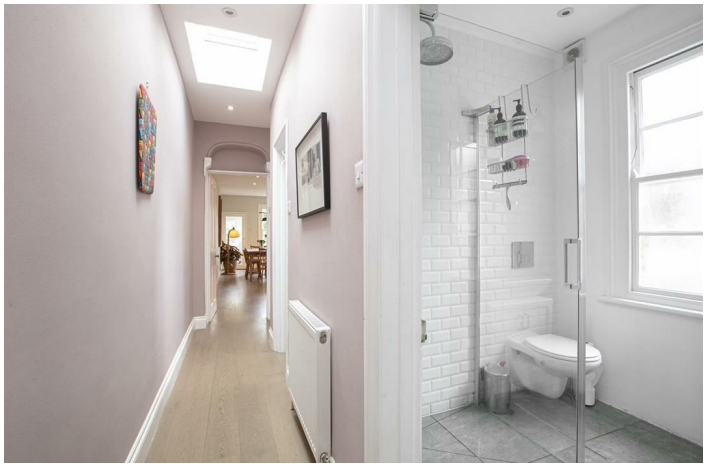
DENMAN ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD





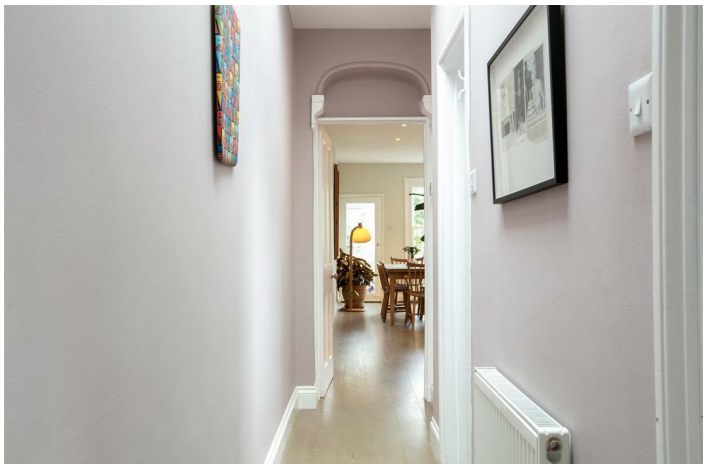












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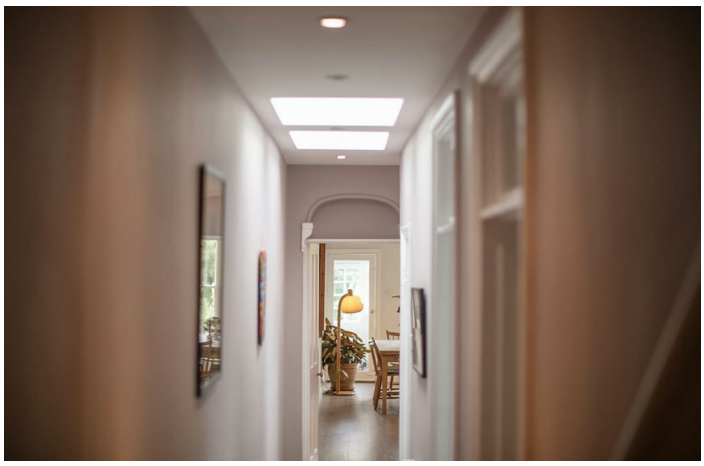







DENMAN ROAD SE15

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DENMAN ROAD SE15
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Huge Victorian Three Bedder With Stunning Original Detail and Private Garden.

Originally built as dwellings for local Peckham police, this gargantuan purpose-built period three bedder enjoys a contemporary remodeled interior, sympathetic styling and a modern shower room and kitchen. The living area is a triumph! Open-plan, dual aspect and sprawling 400 sq ft, it provides bright, airy and spacious lounging, cooking and entertaining space. In addition to this, the flat benefits from three lovely bedrooms and a nicely sized private rear garden with direct stairs access from the flat. It's simply perfect for al-fresco dining and sunbathing. Denman Road sits on the border of Camberwell and Peckham and has an inimitably eclectic mix of period architecture. It rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable five minute ramble of bountiful Bellenden Village. Transport is a cinch with Peckham Rye Station a seven minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more. You're within a few moment's stroll of the wildly popular Toad Cafe and Mondo Sando. Further culinary delights include Silk Road, Nadine and the award winning Camberwell Arms.

The superb, double-fronted redbricked exterior boasts abundant ornate period detail and sits back from the street behind tall mature trees. Denman Road straddles the border between Peckham and Camberwell and benefits from both the peace of a mature tree-lined street and also proximity to globally celebrated bustle and banter. The communal hall enjoys tasteful wall tones and a noteworthy period staircase. This leads upward to the first floor past beautiful stained glass windows. Your inner hall stretches an almost unbelieveable 12 metres and is kept light and airy by a rear-facing raised casement.

The first of your large double bedrooms fronts the street with two large sash windows and a handsome period feature fireplace. Floral tiling, picture rails and cornicing continue the charm offensive. Bedroom two, another fine double, takes the rear aspect along with another feature fireplace and neat fitted storage. The third bedroom is a compact, rear-facing single and is currently arranged as a pleasant study. Next to this you find a shower room with crisp modern suite. There's an additional wc proceeding this to aid with the morning ablutionary traffic. A handy storage cupboard precedes the most-impressive living area which runs semi open-plan and is unbeatably well appointed. A comfortable lounge enjoys natural separation via a floating wall. Two large sash windows supply light and there's a pretty feature fireplace to charm you. To the rear you find the kitchen/diner which boasts a huge island with tonnes of space for dicing, slicing and spicing. Further cabinet and counter space runs into an L to the rear. Appliances include a five ring gas range, integrated dishwasher, fridge & freezer and washing machine. Twin double sash and twin double casement windows peer rear over a lush and leafy period aspect and there's a neat rear vestabule adjoining. This opens to a set of stairs that descends downward to your private garden.

For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Village (a 3 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The South London Gallery Café is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery is as close - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 5 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. The wide open green spaces of Peckham Rye Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers.

Tenure: Share of Freehold

Lease Length: 947 years

Council Tax Band: C

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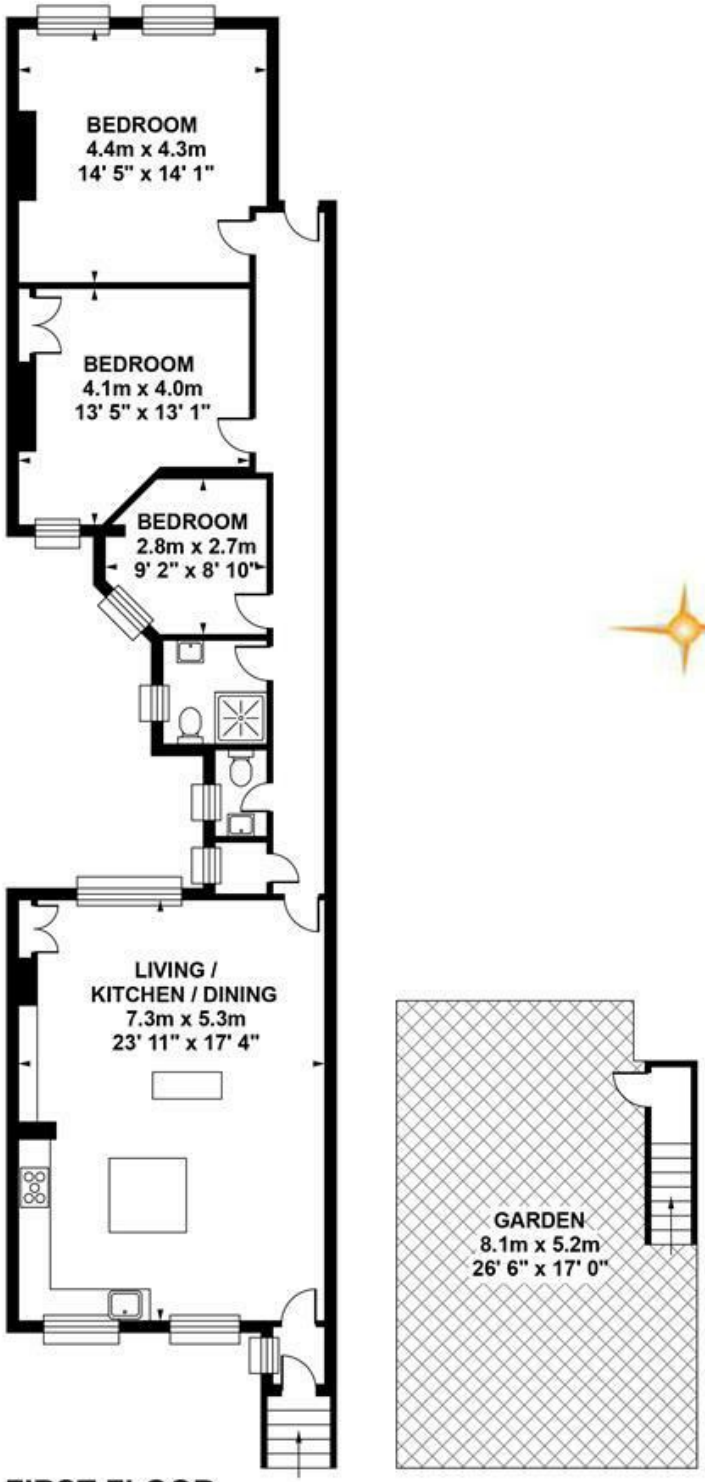

FIRST FLOOR

Approximate. internal area :
99.30 sqm / 1069 sq ft

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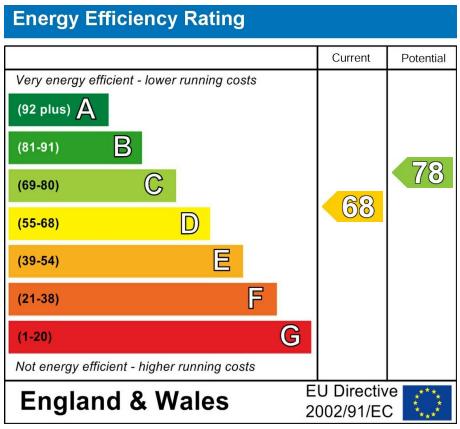
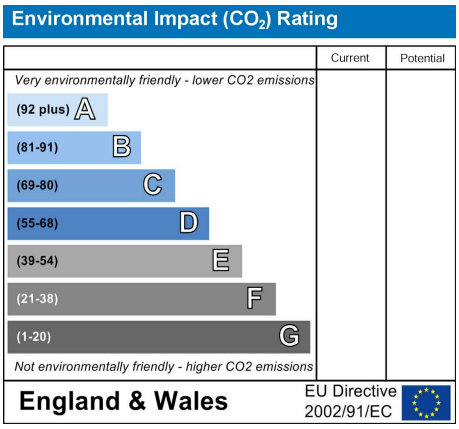
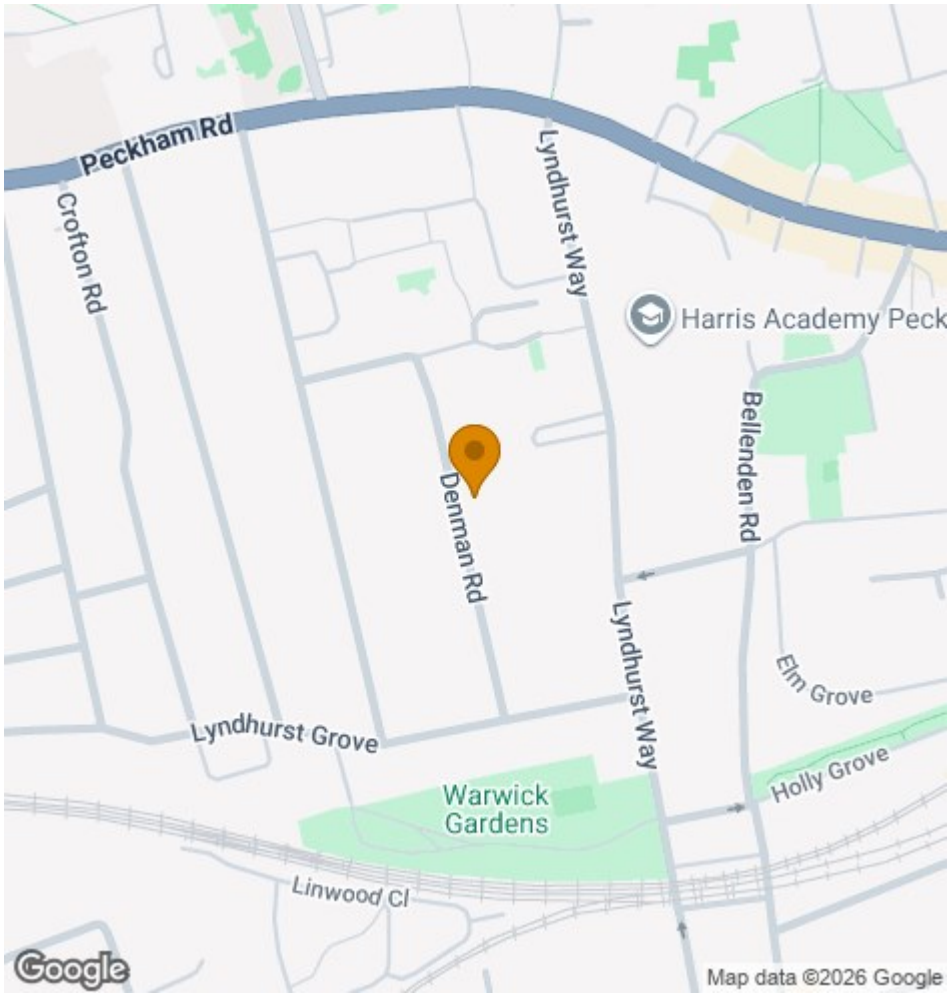




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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