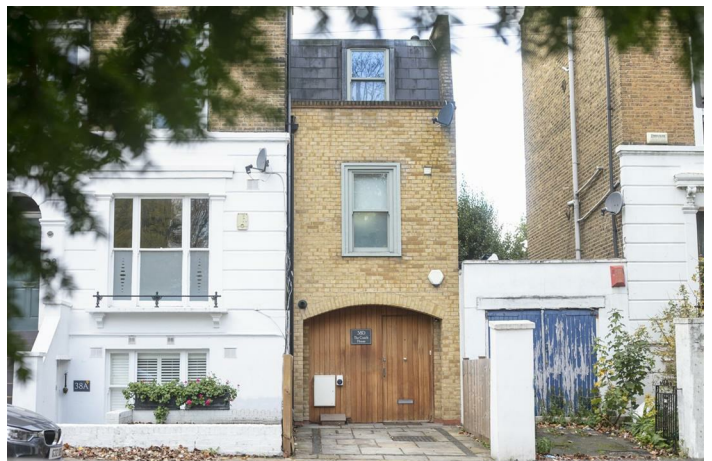


**TALFOURD ROAD, PECKHAM, SE15**  
**FREEHOLD**  
**£700,000**

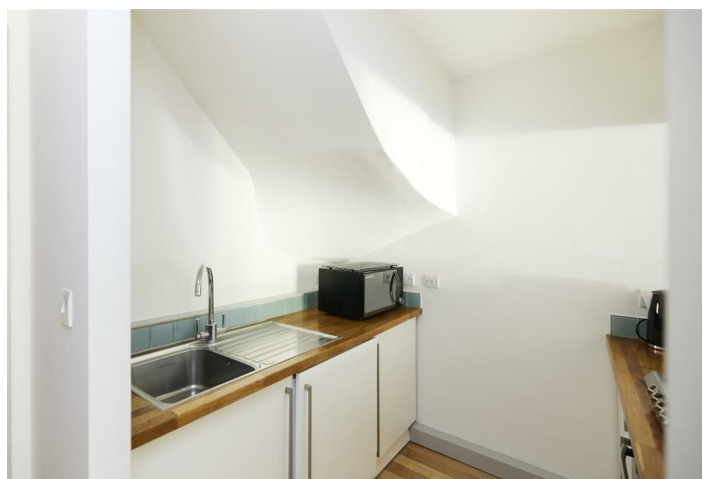


## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 2

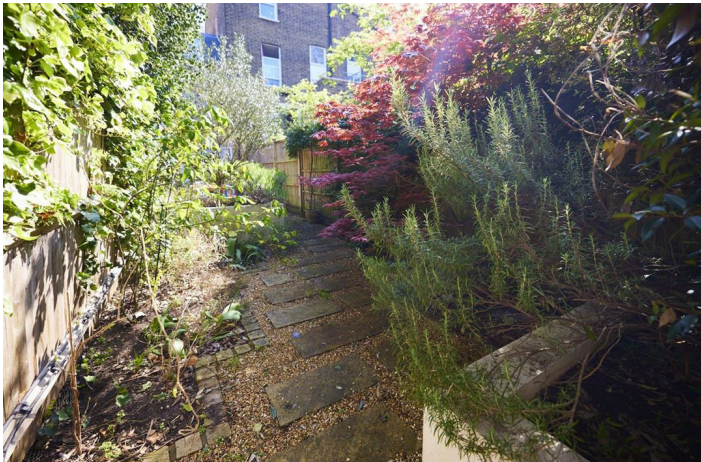
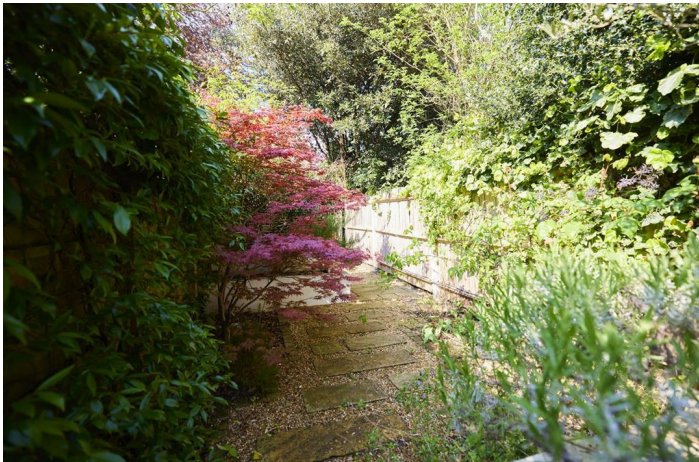
## FEATURES

Three Stylish Floors  
Generous Landscaped Rear Garden  
Two Fab Double Bedrooms  
Excellent Location  
Off Street Parking With Charging Point  
Freehold  
Virtual Tour Available



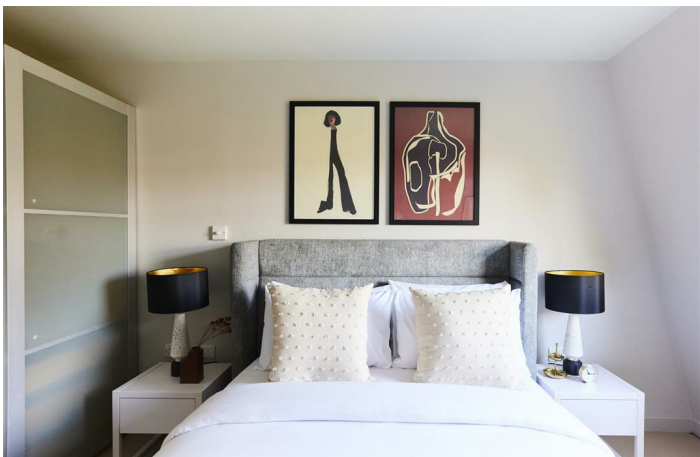
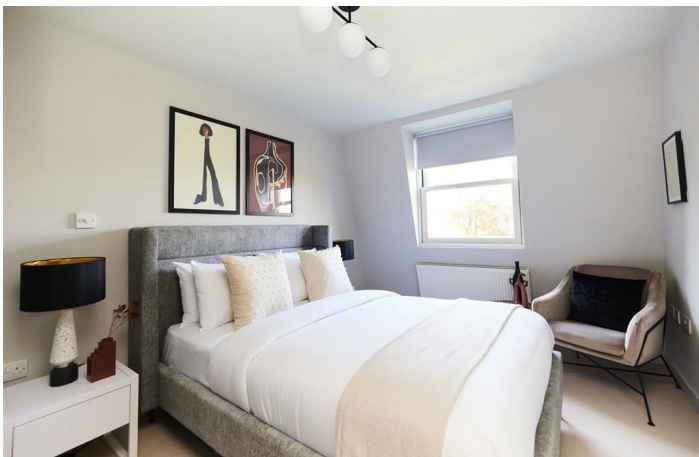
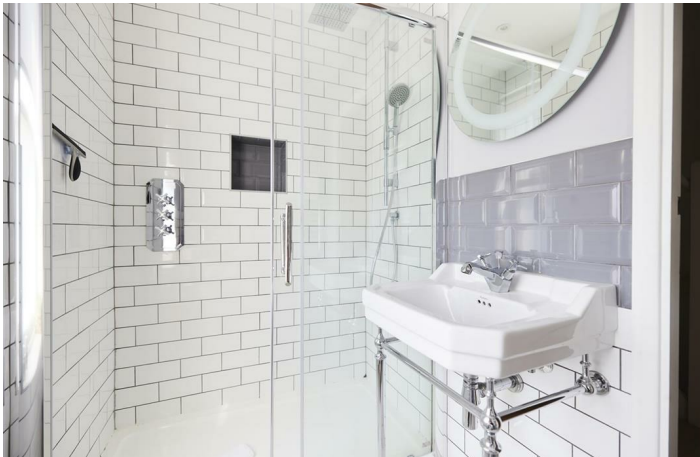


TALFOURD ROAD SE15  
FREEHOLD





TALFOURD ROAD SE15  
FREEHOLD



TALFOURD ROAD SE15  
FREEHOLD



TALFOURD ROAD SE15  
FREEHOLD



Stylish Two Bedroom Home With Generous Landscaped Garden and OSP – CHAIN FREE.

With a contemporary, sleek finish, cleverly appointed accommodation and a fabulously presented and substantial rear garden, this super two bedder will have you at hello. Spaciously arranged over three floors, the property comprises a reception, modern kitchen, two lovely double bedrooms, bathroom and shower room. There's scope to reinstate a downstairs WC also, should you wish. A large off-street parking space with electric charging point will comfortably house the SUV! Talfourd Road, originally built as a show road, 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.

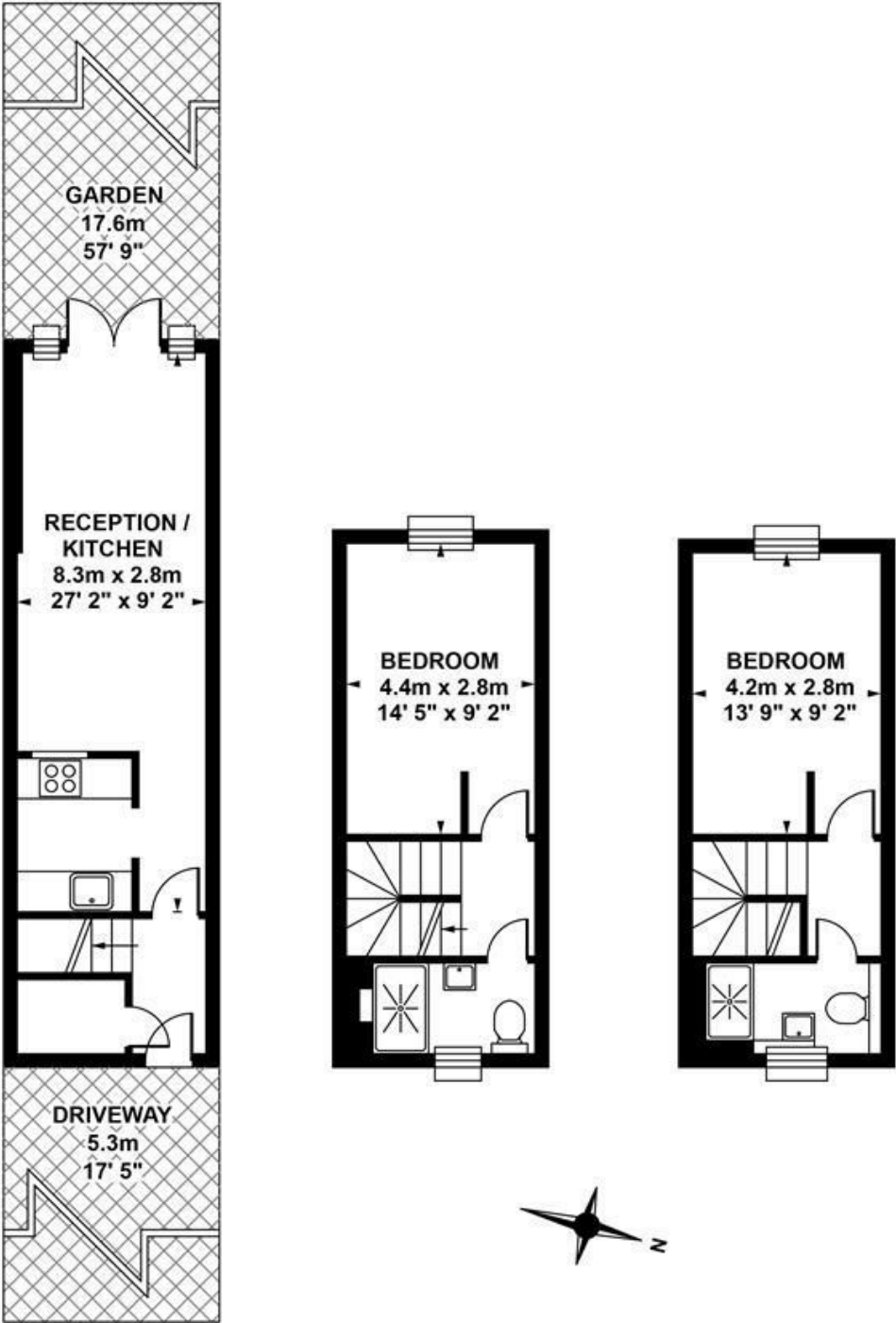
The house sits back from the tree-lined road, behind a decent sized parking space. Enter through a superbly chunky, solid wooden door into a neat hallway with a handy laundry cupboard on your left. The plumbing is still in place should you wish to convert back to a guest wc. The floors, as with the rest of the ground floor, are rich solid oak and the walls are slick and neutral. Through another door in front of you into the bright and spacious reception; the room is long and airy with plenty of lighting, more rich wooden floors and wonderful French doors to the rear.

The kitchen adjoins with a 'though-lounge' vibe. with ample cabinet space. There's a stainless steel sink and drainer, four ring gas hob, oven and integrated fridge and freezer. Back into the hall and up the stairs to the first floor which plays host to a beautifully tiled shower room. The master bedroom sits to the rear with pleasant peaceful views over the garden. One final climb will bring you to a similar second floor set up with shower room to the front and spacious bedroom with a calming vista to the rear.

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 Cafe 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: Freehold

Council Tax Band: C



**GROUND FLOOR**

**FIRST FLOOR**

**SECOND FLOOR**

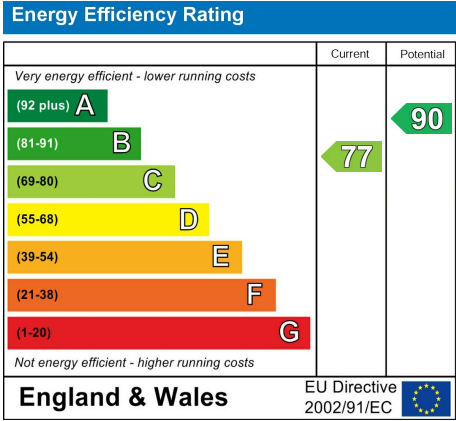
Approximate. internal area : Approximate. internal area : Approximate. internal area :  
30.28 sqm / 326 sq ft      21.83 sqm / 235 sq ft      20.81 sqm / 224 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 72.92 sqm / 785 sq ft  
Measurements for guidance only / Not to scale



TALFOURD ROAD SE15  
FREEHOLD



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.

