

TALFOURD ROAD, PECKHAM, SE15

LEASEHOLD

GUIDE PRICE £650,000 TO £675,000



## SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length: 91 years remaining

Service Charge: £1800 per annum

Ground Rent: £100 per annum

## FEATURES

Large Shared Garden

Generous Proportions

Close to all Amenities

Period Features

Leasehold



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Seller's Image from Previous Occupancy



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Perfectly Placed Victorian Three Bedder with Huge Shared Garden - CHAIN FREE.

Taking the ground floor of a handsome period building along one of the area's most coveted streets, this terrific three bedder ticks all the boxes! Enjoying a lovely reception, separate kitchen/diner, three bedrooms and bathroom, the property allows you spread your wings wide. Access is also offered to a super-generous and mature communal garden in which you can hobnob with the friendly neighbours. Talfourd Road enjoys a friendly atmosphere with summer street parties and even a monthly street closure for children's play. Sitting within a pleasurable 10-minute ramble of bountiful Bellenden Village, it offers easy access to a seemingly endless list of bars, shops and pubs. Camberwell and its ever-growing list of social attractions is easily reached on foot too. 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 plenty more besides.

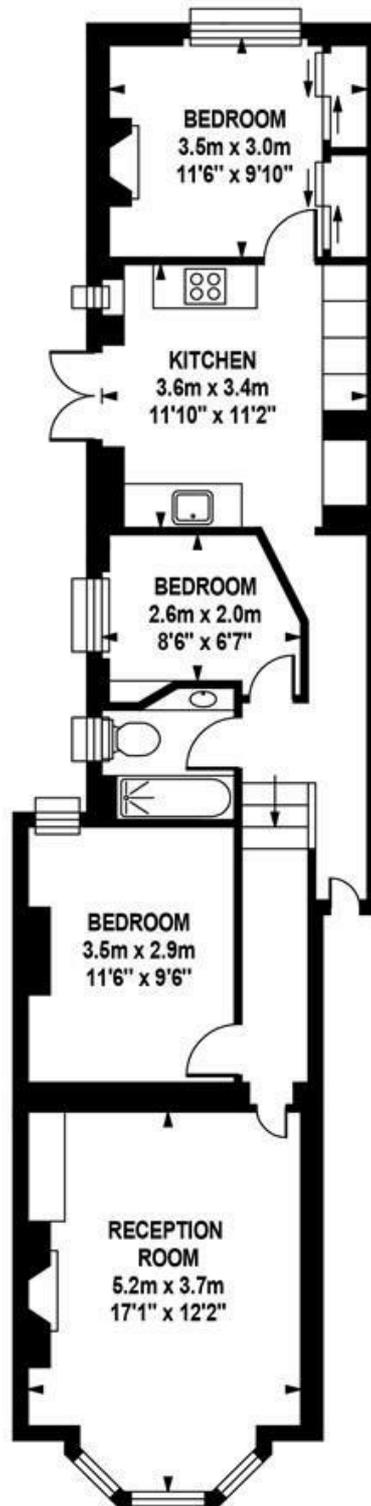
The dishy double-fronted red bricked exterior invites you through a shared garden and entrance. The inner has wooden floors and neutral decor - a theme in abundance throughout. A front-facing reception soaks in plenty of light through a wide bay window. A working wood burner will supply winter warming and there is some lovely bespoke storage and original picture rails. The first of your double bedrooms comes next along the hall with a peaceful rear aspect and more neutral tones. The bathroom precedes the second bedroom, a nicely appointed single room with a side aspect. Next comes the kitchen/diner which offers plenty of cabinet, counter and dining space. Both the kitchen and bathroom include concrete marble floors with underfloor heating. Access to the sizeable communal garden is also offered here. The third and final bedroom adjoins the kitchen with a lovely garden vista.

For coffee, croissants, books, antiques, flowers and dry-cleaning services, go no further than Bellenden Village (a 10-minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The much loved Toad bakery is even closer. 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: Leasehold

Lease Length: 91 years

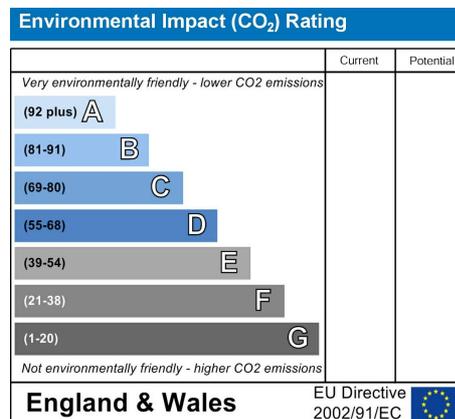
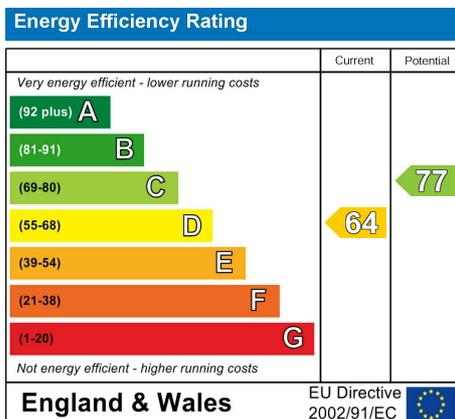
Council Tax Band: C



**GROUND FLOOR**

Approximate Internal Area :-  
70.88 sq m / 763 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.

