

ELLERY STREET, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,250,000 - £1,350,000



SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 1

FEATURES

Magnificent South-Facing Garden
Full-Width Kitchen Extension
Three Large Double Bedrooms
Parkside Position
Freehold



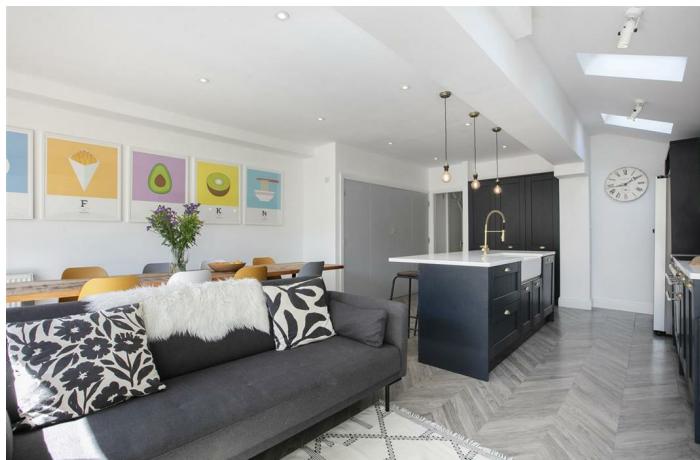
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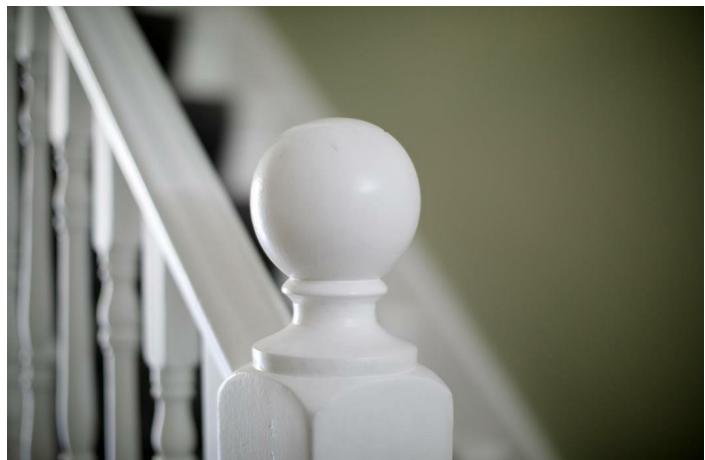
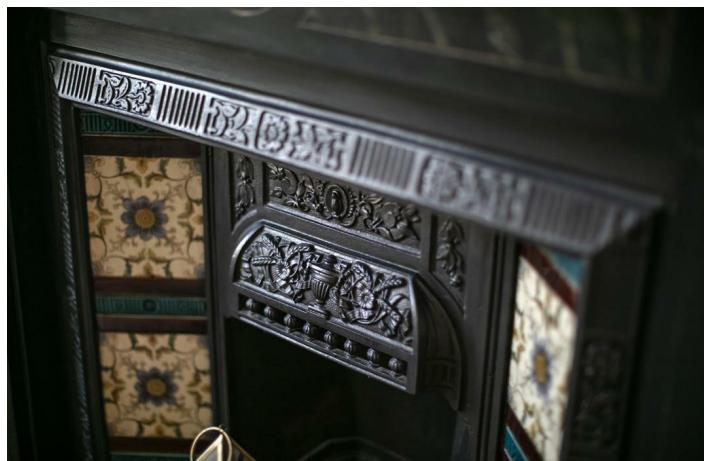
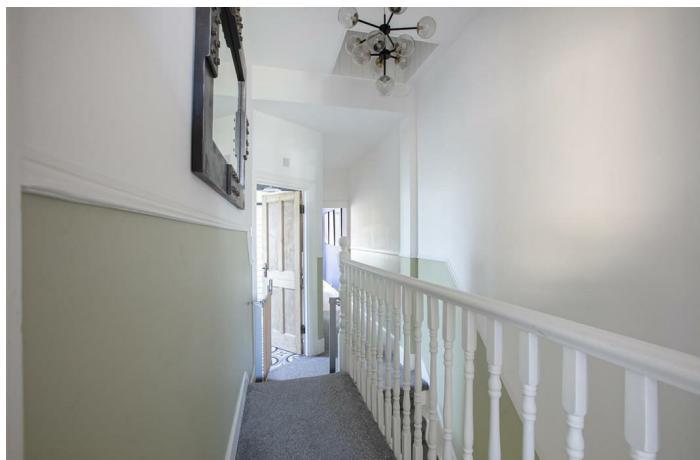


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Substantial Parkside Three Bedroom Period Home With South-Facing Garden.

You'll just love this fantastic parkside three bedder, boasting a substantial, tasteful interior, south-facing garden and tonnes of potential to extend yet-further. The current accommodation glides gracefully over two bright, pleasant floors to supply a large double reception, impressive kitchen/diner, three proper double bedrooms, modern bathroom, utility cupboard and guest wc. There's a healthy splash of dulcet Farrow and Ball tones throughout and some peaceful leafy views also. The current owners have planning permission in place for a fab loft extension! Location-wise, you are close to three stations: Nunhead offers regular services to Victoria and Blackfriars, Queens Road Peckham will get you into London Bridge in five minutes (and Victoria in slightly longer) while Peckham Rye serves all three London termini. The two latter stations each also enjoy the London Overground line. Nunhead Lane, at the southern end of the road past the green, is a good place for local grocery shopping - it has a wet fish shop, a proper bakery and a greengrocer.

The house sits opposite Harold Moody Park which is currently enjoying a complete transformation. The space has been extended and landscaped to include abundant new greenery and play areas. Inward bound you meet a welcoming hallway with high ceilings, corbals and tasteful coving. The walls are Farrow and Ball's 'Cooking Apple Green'. A generous double reception (presented in 'Cromarty') boasts the most gorgeous Parquet flooring and an imposing original feature fireplace with tiling. There's a nifty integrated 'work-from'home' cubby and further fitted storage.

Further along the hall you meet a well tucked wc under the stairs. This precedes your splendid full-width kitchen/diner which has a huge Corian-topped breakfast bar with seating for four! Further dining space for the Christmas banquet sits on the far wall. There's a double butler sink, American-style fridge/freezer and much-coveted Range Master double range with five ring induction hob.

Upward bound you enjoy an original staircase, painted white and with a tasteful grey runner. The first return is similarly carpeted and leads to a reassuringly well proportioned rear-facing double bedroom with garden views - it's a notably pleasant aspect. Farrow and Ball's 'Drawing Room Blue' offer a moody contrast. Next to this sits the family bathroom which has both bath and shower, antique style loo and wash hand basin - with Farrow and Ball 'Down pipe' on the walls. The front aspect master double has the most wonderful parkside vista. We can imagine curling up with a book in that wide bay window no matter what the weather. The house enjoys such a sense of privacy without being directly over-looked. Bedroom three is another rear-facing double with peaceful views.

You're within a 10-15 minute walk of all that Peckham the massively popular 'Frank's Cafe' - great for a summer pint and some fab city views. Peckham Bazaar is a much-loved local watering hole - it's just a moment's stroll. Or, for any amount of exotic produce, nip down to Rye Lane which is equally close. The Bussey Building offers a great mix of culture and social fun. Nearby Lordship Lane has just about everything to save you heading to town - boutiques, cafe's, deli's, pubs and clubs - it's a real plus. Peckham Rye Park or beautiful, peaceful Nunhead Cemetery are close by for a Sunday stroll. Sydenham Hill Woods is a quick drive for yet more leafy r&r as is the Horniman Museum, South London Gallery and the Hannah Barry Gallery.

Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

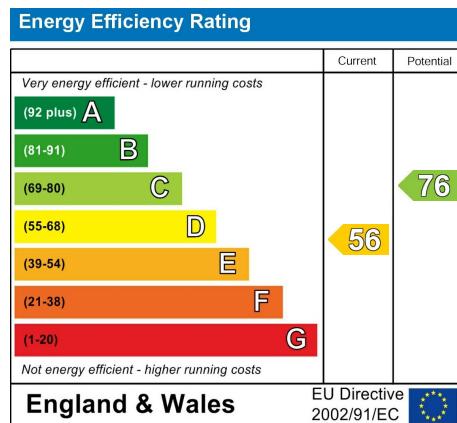
Approximate. internal area :
79.30 sqm / 853 sq ft

FIRST FLOOR

Approximate. internal area :
65.92 sqm / 710 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 145.22 sqm / 1563 sq ft
Measurements for guidance only / Not to scale



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

