

HIGHSHORE ROAD, PECKHAM, SE15

FREEHOLD

£1,750,000



## SPEC

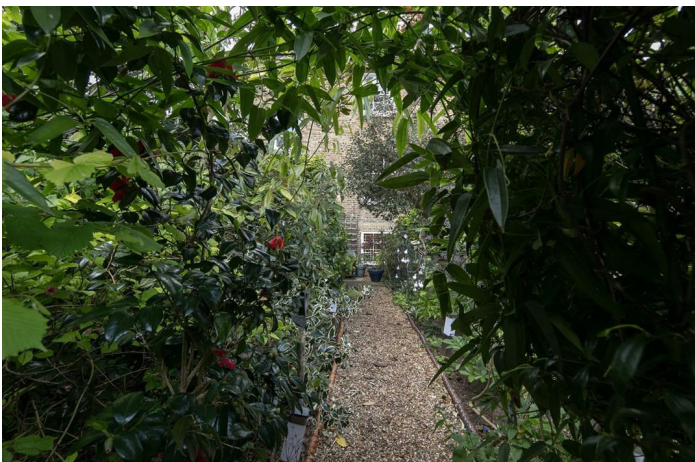
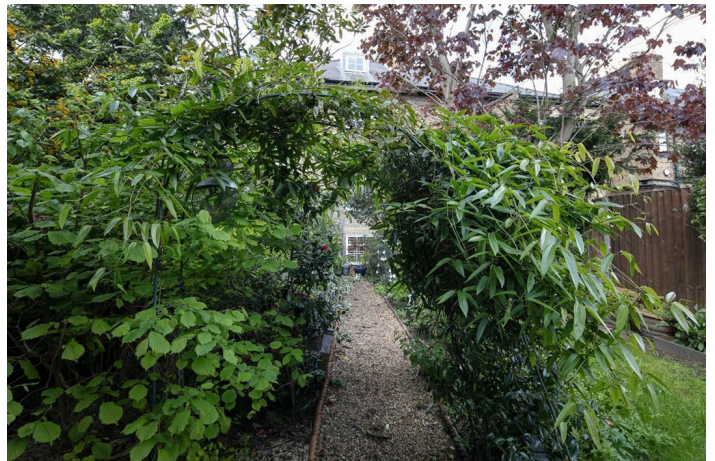
Bedrooms : 4  
Receptions : 2  
Bathrooms : 1

## FEATURES

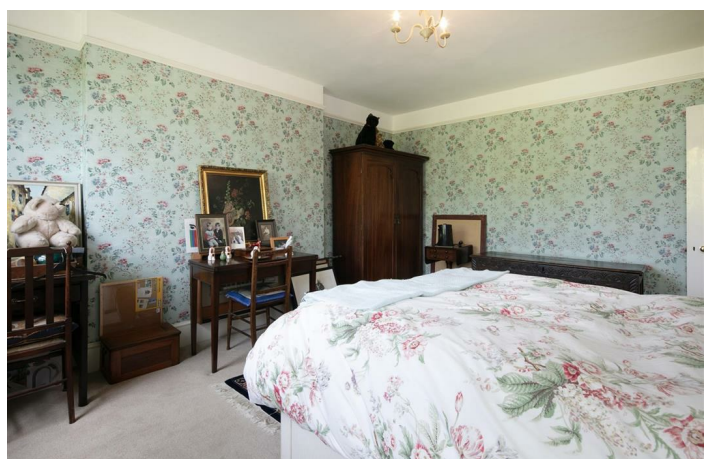
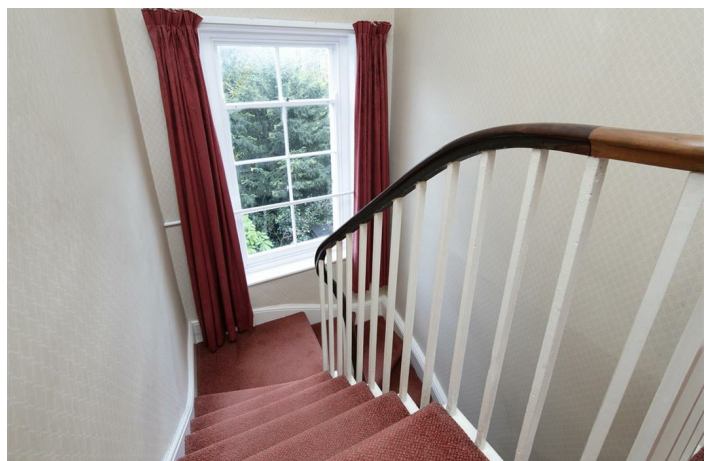
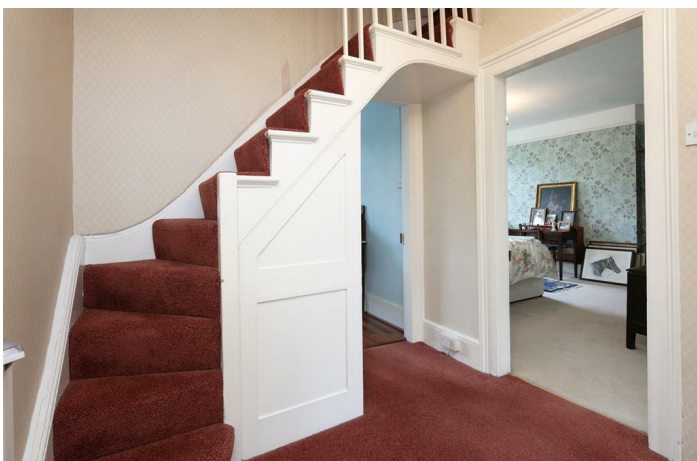
Immediate 'exchange of contracts' available  
Being sold via 'Secure Sale'  
End of Terrace  
Pretty Gardens  
Off Street Parking  
Garage  
Period Features  
Freehold



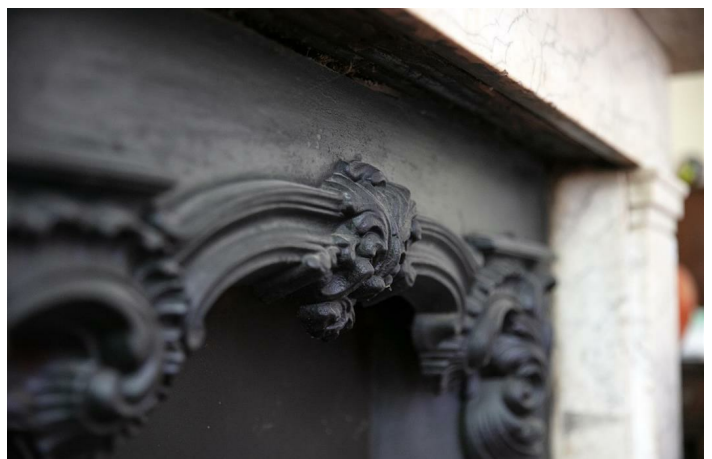
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## HIGHSHORE ROAD SE15 FREEHOLD



Stunning Grade II Listed Victorian Home With Garage, OSP and Impressive Proportions - CHAIN FREE.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £1,750,000

A truly wonderful period home! Enjoying a notably wider appointment than the average house, this superb Victorian residence steals a fabulous end of terrace position within a moment's ramble of the best of Bellenden Village. Sitting over four gorgeous floors, the property, built in 1838 in Italianate style, retains so much of its original charm. You'll enjoy picture rails, sash windows, cornicing, corbels and feature fireplaces. The accommodation is entirely versatile offering numerous living/slumber potential. Currently it comprises three large reception rooms, kitchen/diner and three huge double bedrooms including a most wonderful loft room. This format could easily be tweaked to afford more bedrooms whilst still retaining impressive living and entertaining space. Sitting in the Holly Grove Conservation Area, Highshore Road borders the bustling Bellenden Road area putting this house at the hub of the whole Peckham regeneration experience. Transport is a cinch with any number of swift regular buses whizzing down Peckham Road. Peckham Rye Station is an easy 10-minute morning stroll. Now that's an easy commute!

The handsome exterior sits behind generous mature leafiness - great for dappled shade and privacy. You'll fit a large SUV in the off street bay and the garden further benefits from high black gates. A grand set of steps leads upward to the original front door which is wide and with period knocker set. This opens to a long carpeted hall with original cornice work and elegant corbels. The positively vast double reception sits to the left and is separated by wide original doors. It can make two fine separate rooms or one gargantuan single space. Two front aspect sash windows (with beautiful original shutters) face front over the garden. There's pretty cornicing and a dainty ceiling rose overhead. Moving rear you find more leafy views through a large sash window. There are matching feature fireplaces to either end and picture rails for good measure.

Heading to the lower return you find a wc and garden access. It's a generous, secluded and leafy space with paved patio leading up to a healthy lawn and well stocked shrubbery. A side access point allows for easy movement for mucky dogs, children, bins and bikes. The lower ground hall stretches a confident length and includes understairs storage and a fab recessed laundry room. A front aspect formal dining room boasts a wood burner and tonnes of space for entertaining. To the rear sits a kitchen/diner with garden views. One could knock the two spaces through or indeed use the dining room as a fine fourth bedroom!

Upward bound (via an original staircase with curling hardwood handrail) you enjoy wonderful garden views through a large sash window. The first landing is wide and wonderful offering access to two equally impressive double bedrooms. The front room has two sash windows, picture rails and pretty floral wallpaper. The second boasts yet more garden views and a period feature mantel. Completing this level is a family bathroom with a white suite, front aspect sash window and wood effect flooring. Last but not least comes a superb loft bedroom that enjoys an aspect to rear and side. Walk-in storage and low level recessed eaves. It's certainly large enough to make two bedrooms should you desire.

Access to the city and West End is easy by car or public transport - take the ubiquitous no. 12 bus or walk five minutes to Peckham Rye station (zone 2) for fast and frequent services to Victoria, London Bridge and Blackfriars. Bellenden Village is a matter of seconds on foot and supplies much to do. We love The Victoria for a pint, The Begging Bowl for some excellent nosh and Review book shop for a nose around the latest titles. The high street, Rye Lane, is a stone's throw for a cosmopolitan mix of food shops and other outlets. As for social life, good restaurants, bars and delis are on your doorstep and the Peckham Pulse, award winning library and Sunday farmers market are around the corner. This part of SE15 is also well located for East Dulwich and Dulwich Village where you have more excellent shopping, the Dulwich Foundation schools, the park and the Picture Gallery.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

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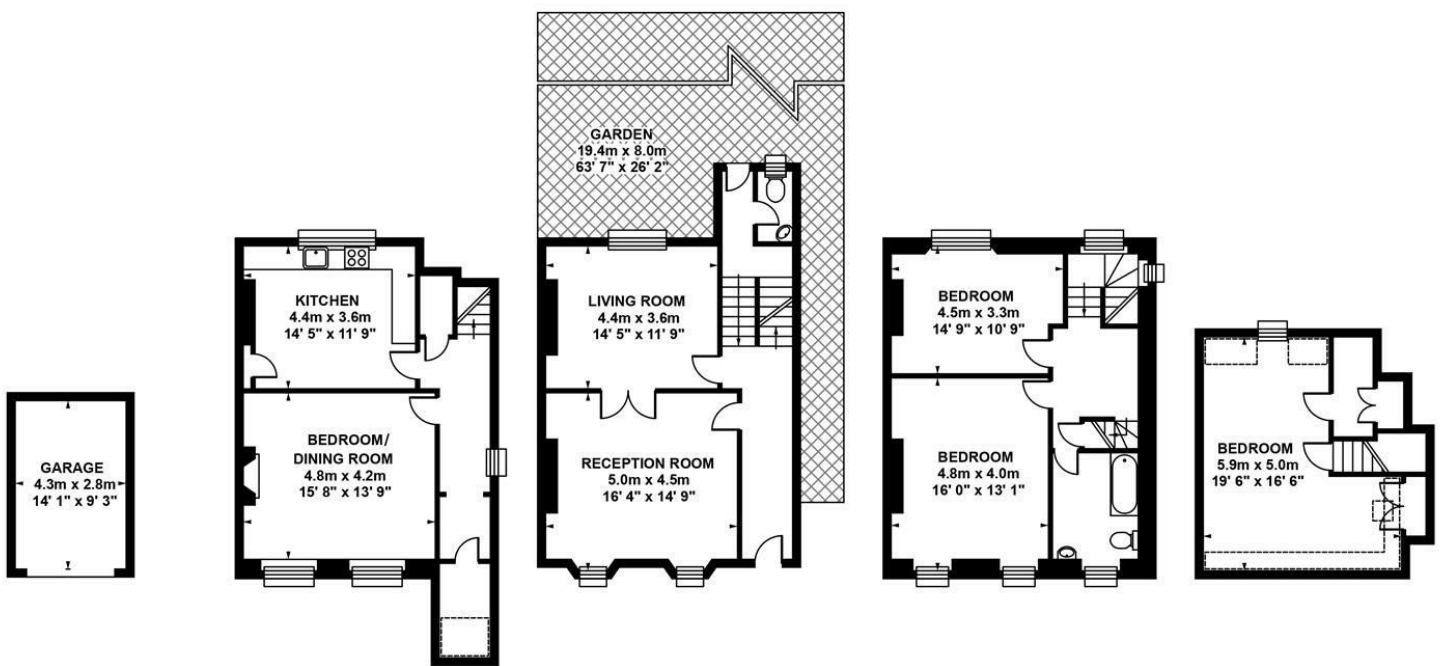
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Tenure: Freehold

Council Tax Band: F

HIGHSHORE ROAD SE15  
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**GARAGE**

Approximate, internal area :  
12.04 sqm / 130 sq ft

**LOWER GROUND FLOOR**

Approximate, internal area :  
51.52 sqm / 555 sq ft

**RAISED GROUND FLOOR**

Approximate, internal area :  
53.94 sqm / 581 sq ft

**FIRST FLOOR**

Approximate, internal area :  
49.93 sqm / 537 sq ft

**SECOND FLOOR**

Approximate, internal area :  
30.84 sqm / 332 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate, internal area : 198.27 sqm / 2135 sq ft

Measurements for guidance only / Not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

