

TALFOURD ROAD, PECKHAM, SE15

FREEHOLD

£1,750,000



## SPEC

Bedrooms : 5  
Receptions : 2  
Bathrooms : 3

## FEATURES

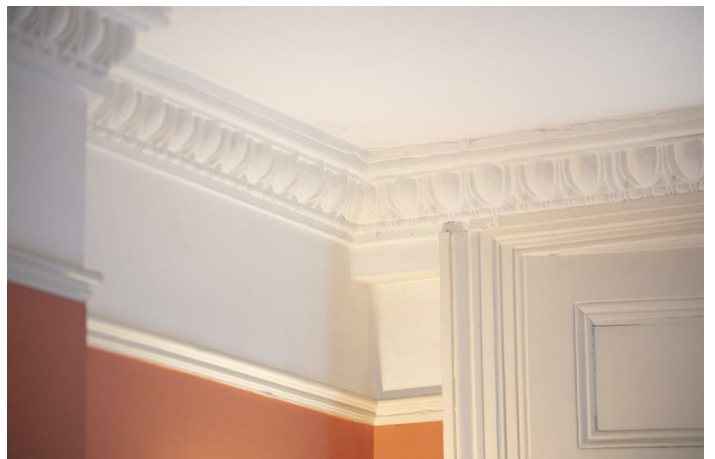
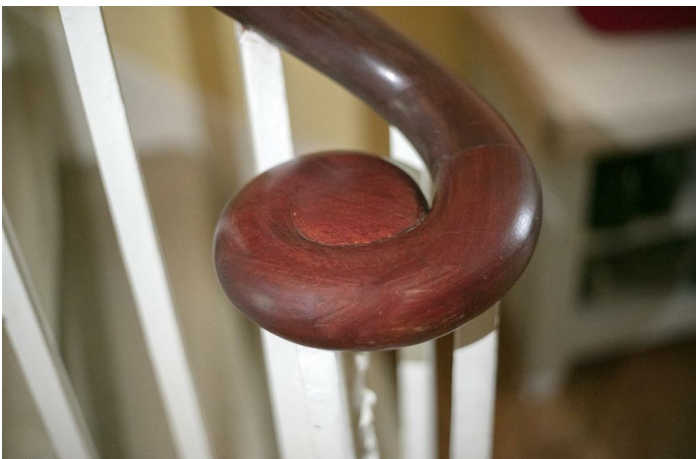
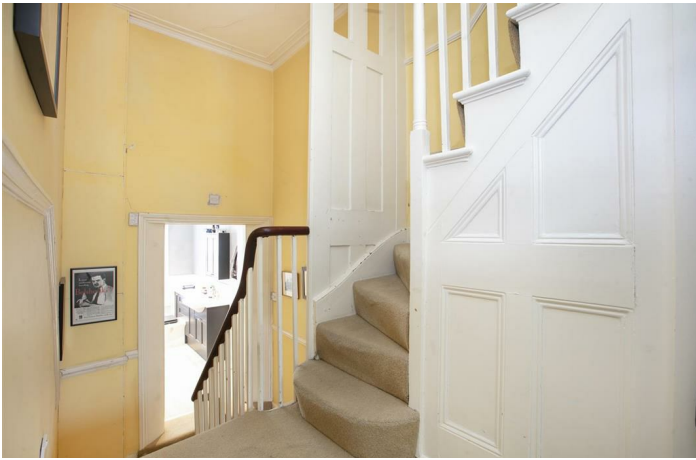
Stunning Original Features  
Huge Sash Windows  
High Ceilings  
Generous Rear Garden  
Separate One Bedroom Flat  
Freehold



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Elegant and Versatile Five Bedroom Victorian Home With West Facing Garden and Potential to Extend.

This fine early Victorian semi-detached townhouse is arranged over four floors and supplies a truly versatile living environment. A four double-bedroom home is laid over the top three floors and a self-contained one-bedroom flat occupies the lower ground floor. The lower ground floor is ripe for development. Subject to planning it could host a most impressive full-width kitchen / living area and further living space. The property preserves a wealth of period details like the working marble and cast iron fireplaces, egg and dart corning, wide shuttered sash windows, proper panelled doors and high ceilinged rooms, making it a very light and airy house.

The original sash window frames benefit from double glazing throughout, save for two windows at the lower rear ground level. A large secluded walled garden completes the picture of an elegant and private family home in a quiet premier Peckham road, well located for easy access to central London and the city. Talfourd Road, originally built as a show road, has an inimitably eclectic mix of period architecture, indeed this home is unique to its neighbours. The road rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable seven minute ramble of bountiful Bellenden Village. Transport is a cinch with Peckham Rye Station an eight minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon and oodles more. The London Overground Line will whisk you to Clapham Junction, Dalston and beyond.

You approach the house up a flight of stone steps. In the hall is the first of that wonderfully detailed corning above. On the left is the large front reception room, an elegant, generous space with egg and dart corning, matching cast-iron Victorian fireplaces and a large shuttered bay window. Well-preserved sash windows give the room a gracious outlook. A rear dining area offers more voluptuous egg and dart corning and a beautifully framed shuttered sash window overlooking the garden.

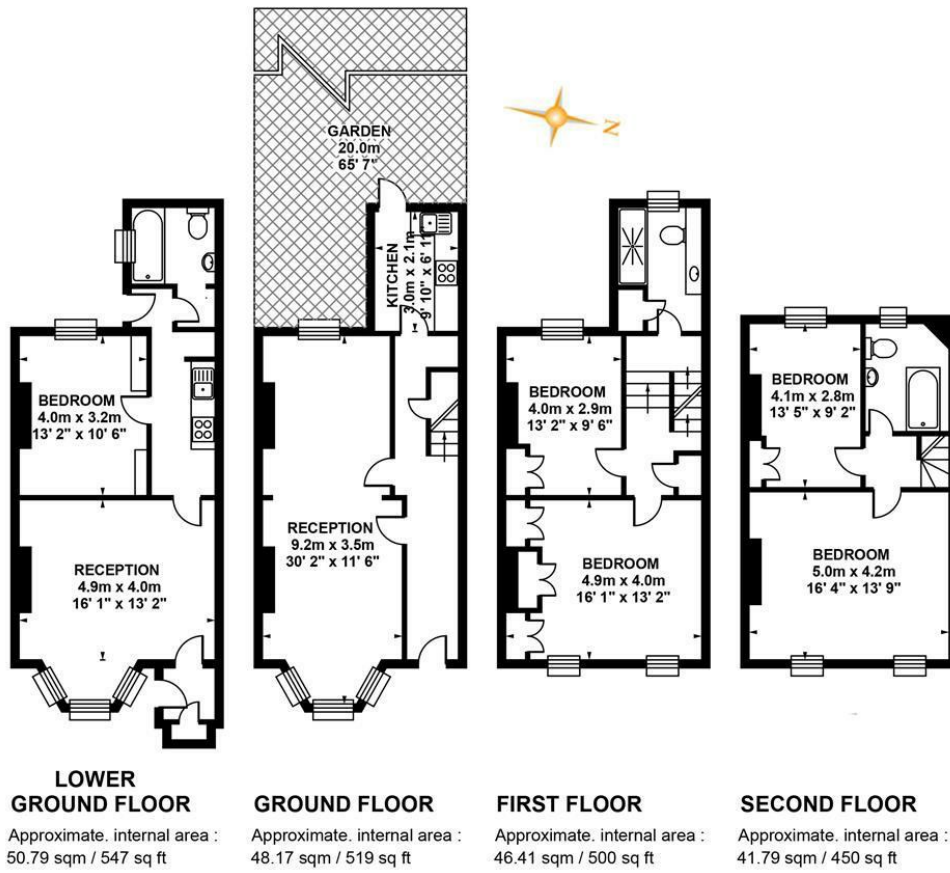
Back into the hall and at the rear is a practical white kitchen with a half glazed stable door to the mature and pretty west facing garden, measuring about 80ft, with a lush patio and ample room for children to play. Toward the rear, through an archway of foliage, a secluded patio area supplies a unique water feature - it's a most wonderful spot for al-fresco dining. Accessed to the rear of the house on the lower level you find a super, self-contained one-bedroom flat. Consisting of a large reception, bedroom, bathroom and kitchen it's ideal as an au pair / nanny suite. This level offers exciting development opportunities - a wonderful open-plan kitchen / living space perhaps?

Back inside the main house on the half landing is a contemporary shower room with wide shower and crisp white suite. A large sash window overlooks the garden. Up again are two double bedrooms - the front double has two tall, large sash windows plus built-in cupboards. The rear double bedroom, currently used as a study, boasts a garden vista. On the top floor is another bathroom, this time a restful duck egg blue, and two more double bedrooms. The front double again has two large sash windows while the fourth bedroom, currently used as a second study, has another large sash window, built-in cupboard and cast iron fireplace.

Talfourd Road is well located for Camberwell College of Arts and Kings College Hospital. The area has easy access to Peckham Rye (zone 2 and an easy 8 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. For coffee, croissants, books, antiques and flowers, go no further than Bellenden Village (a 7 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. Further Peckham hot spots include Levan, Larry's and The Coal Rooms. Artusi and Miss Tapas are also highly considered. The recently reopened Market Place Peckham supply a host of further delicious options. The South London Gallery Cafe is great for impressing visitors! 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 just a two minute walk away - now that's an easy morning drop off! 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: E



**TOTAL APPROX FLOOR AREA**

Approximate internal area : 187.16 sqm / 2016 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			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
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.

