Wooster & Stock

PECKHAM HILL STREET, PECKHAM, SE15

FREEHOLD

OFFERS IN EXCESS OF £850,000

SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

Stunning Sympathetic Styling
Landscaped Rear Garden
Period Features
Contemporary Kitchen
Super Location
Freehold

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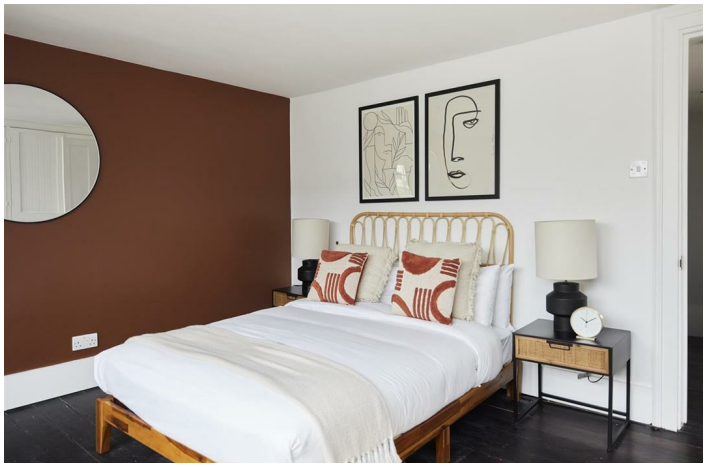

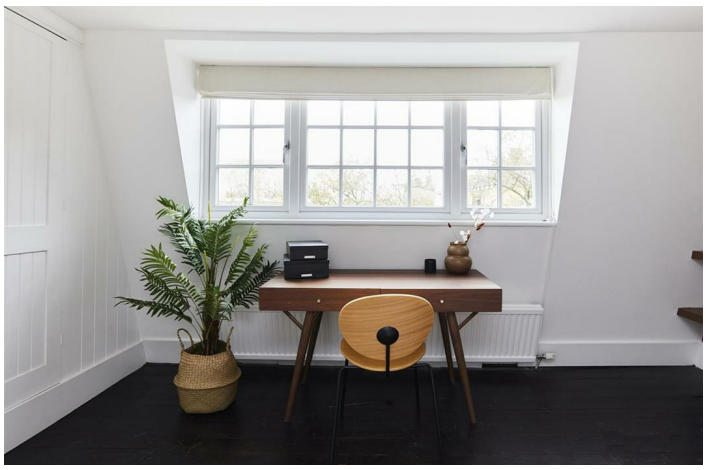

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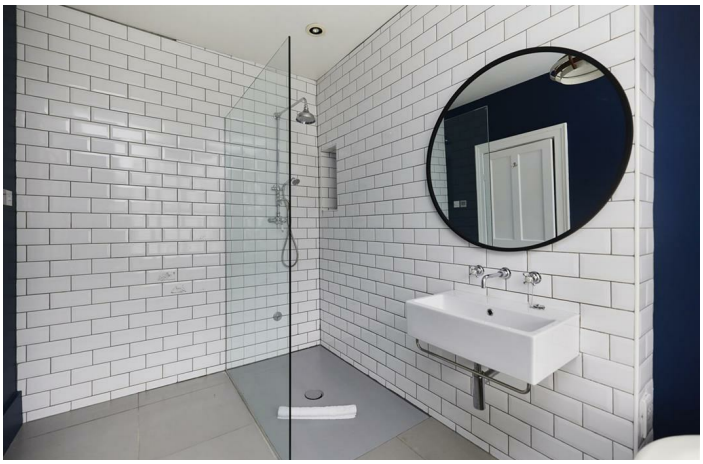

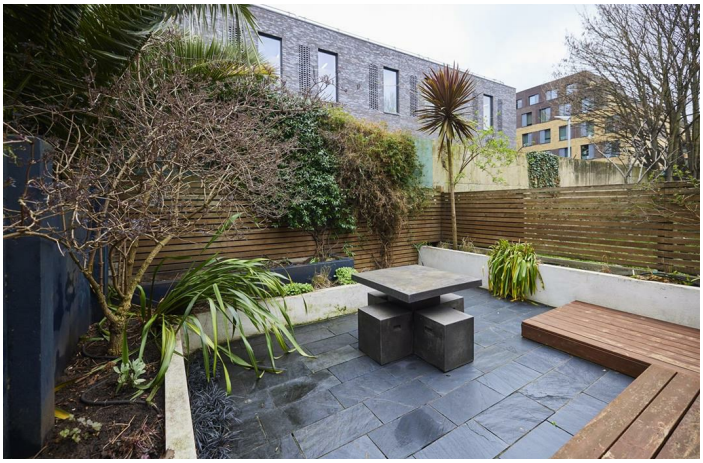

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Picture-Perfect Three Bedroom Georgian Gem Over Four Floors - CHAIN FREE.

What a superb period home! Within seconds of the very pulse of Peckham (in both senses) this four storey Georgian gem encapsulates how best to marry modern with traditional. The layout, décor and garden make for a pupil-dilating experience and there's plenty of scope to extend both downward and upward. A huge cellar will satisfy any number of uses and there's a large loft in which to fit another bedroom (subject to PP). The best of this lush locale is right at your fingertips - everything you could need is within a stroll. Shops, cafes, pubs and transport all abound. You can even have a morning swim and gym session just a minute's stroll from your front door.

Rye Lane offers a multitude of shopping and leisure facilities and nearby Bellenden Road enjoys an unmistakably villagey vibe. There are fast and frequent services to central London Bridge and Blackfriars from Peckham Rye station (about 10 minute walk away). The fab London Overground line leaves from here also and will have you slinking down Shoreditch High Street in a mere 20 mins! Clapham High Street, Islington and Clapham Junction are also easy. Alternatively you can grab a bus within seconds of your house which will whisk you to Elephant and Castle, London Bridge, Waterloo the West End or the City.

High mature hedging and beautiful wooden gates lead through to a front garden. The entrance is on the side of the building and leads directly to a dining room. Here you're greeted with dark stained original timber floors and Farrow Ball's 'Downpipe' on the chimney breast and shelving opposite. You'll note an expertly chosen array of top notch wall shades throughout - they gently contrast to create the perfect ambience. Two exquisite wooden framed arched double glazed sash windows maintain the integrity of the house; they face front over the garden. Back through the dining room you reach two wide chunky steps which lead down to the kitchen. Natural stone flooring (with underfloor heating) meet extra thick-cut polished concrete counters. The six ring gas range will take care of the largest turkey and the stainless steel dishwasher and fridge freezer are included too.

The garden is an utter joy! A wide glass door opens to the decked patio which is tiered offer seating for every last drop of the south-westerly sun. The L shaped planter bed hosts an array of mature flowers and shrubs a jasmine climber continues its confident ascent of the rear wooden cladding. A door to the rear of the dining area leads to a rear lobby with wc and further garden access. You'll also find access to the head height lower ground floor which has any number of potential uses - teenage/adult hideaway top the list. There's also plumbing for the washing machine. Ascending the carpeted stairs you're treated to a wider than average landing. Your slick and sexy bathroom has white tiling and grey floor tiles (with more underfloor heating). The double walk in wet room style shower has a drencher over the roll top bath.

The masterful main bedroom has two front facing wooden sash windows and the double glazing makes it surprisingly peaceful! More rich grey on the walls make for further tastefulness and there are seamless recessed wardrobes. Cast iron radiators throughout the house enhance the look. The upper landing is bright and pleasant with a side aspect sash and study space - a new iMac perhaps? Your second large, front facing double bedroom boasts a wall of fitted wardrobes while the third and final bedroom faces rear with lovely painted floorboards and fitted shelving.

A Sunday 'Farmers Market' and monthly 'French Market' are held next to the Pulse leisure centre - it's a great spot for local produce and nice to know you're reducing your carbon footprint to baby steps. Peckham's art scene is thriving. The South London Gallery is 10 minutes walk and the local Camberwell College of Arts ensures a flood of creative types. London's coolest rooftop bar, Frank's pop up Café offers the best spot for city views

Tenure: Freehold

Council Tax Band: F

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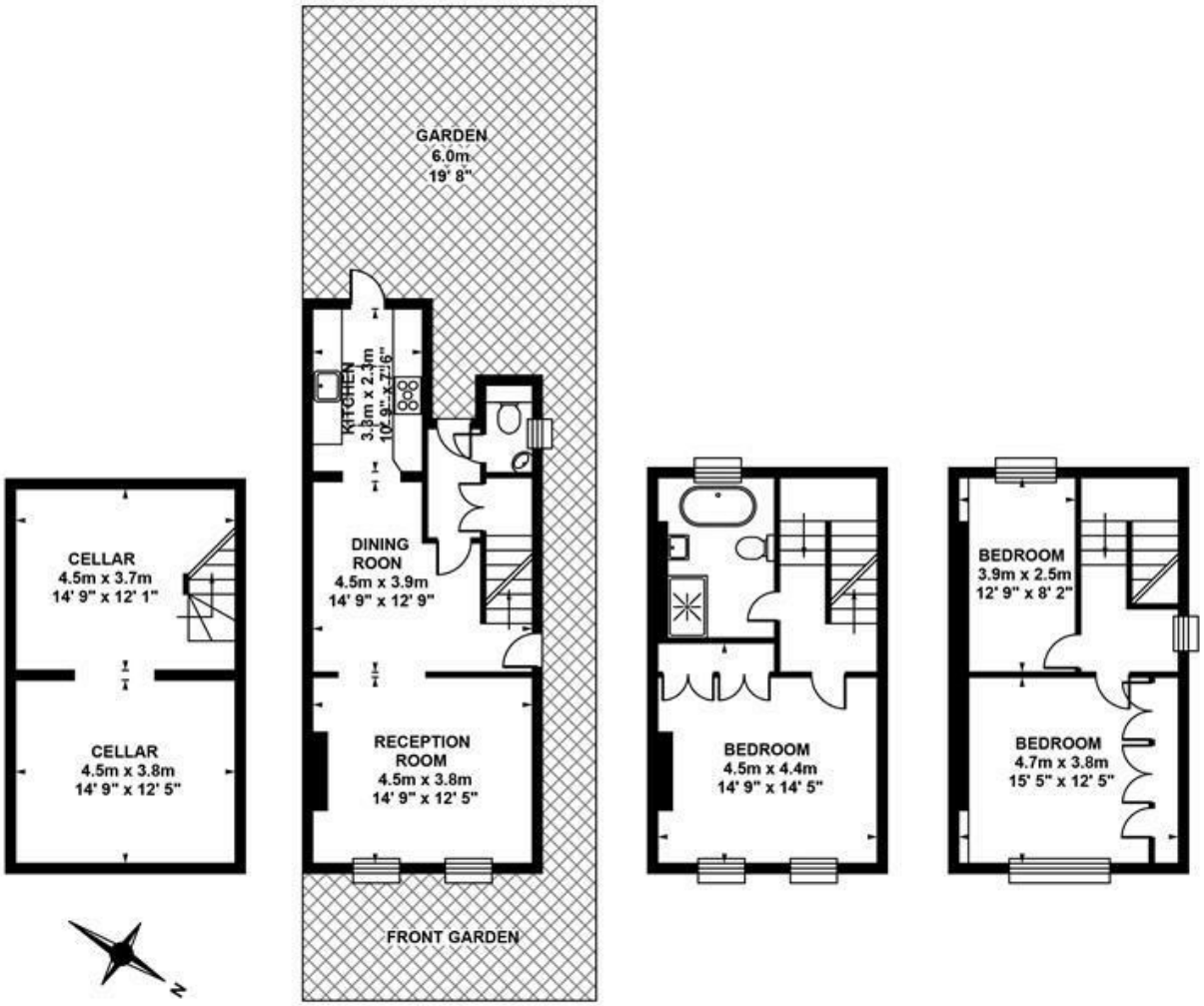

BASEMENT

Approximate. internal area :
34.74 sqm / 374 sq ft

GROUND FLOOR

Approximate. internal area :
46.54 sqm / 501 sq ft

FIRST FLOOR

Approximate. internal area :
36.06 sqm / 388 sq ft

SECOND FLOOR

Approximate. internal area :
36.23 sqm / 390 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 153.57 sqm / 1653 sq ft

Measurements for guidance only / Not to scale

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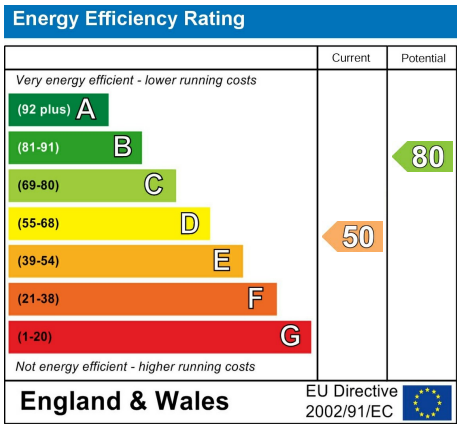
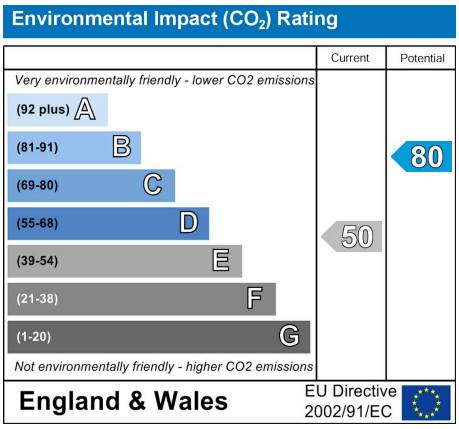
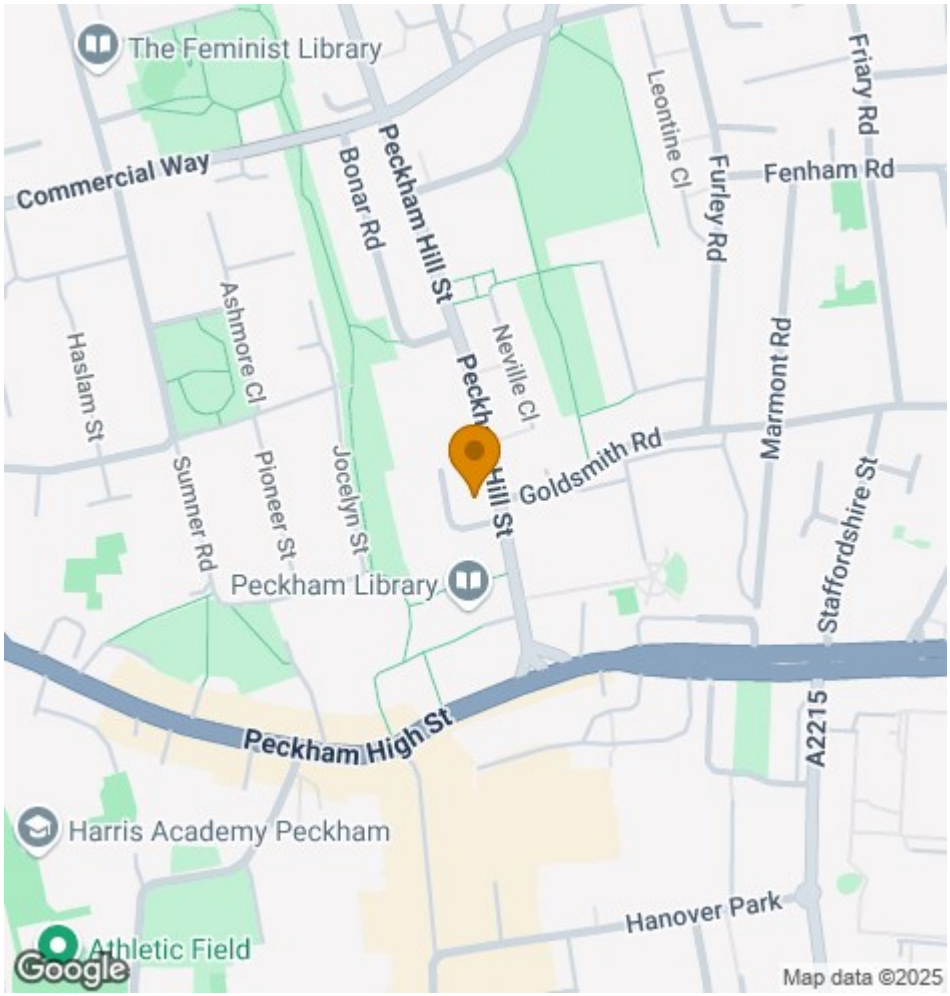




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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