

COPELSTON ROAD, PECKHAM, SE15

FREEHOLD

£1,750,000

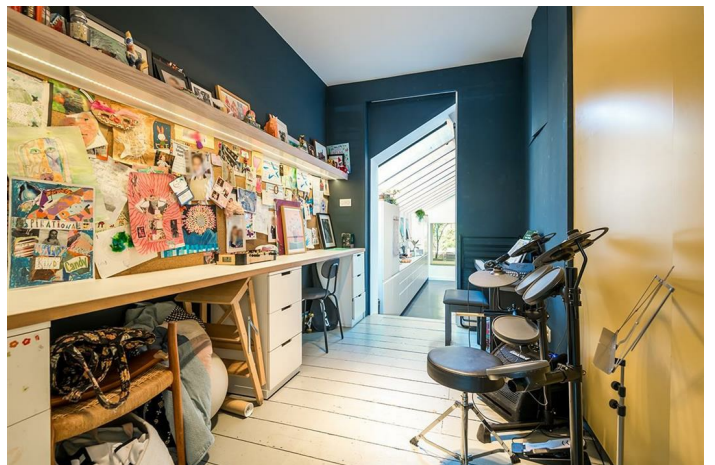


## SPEC

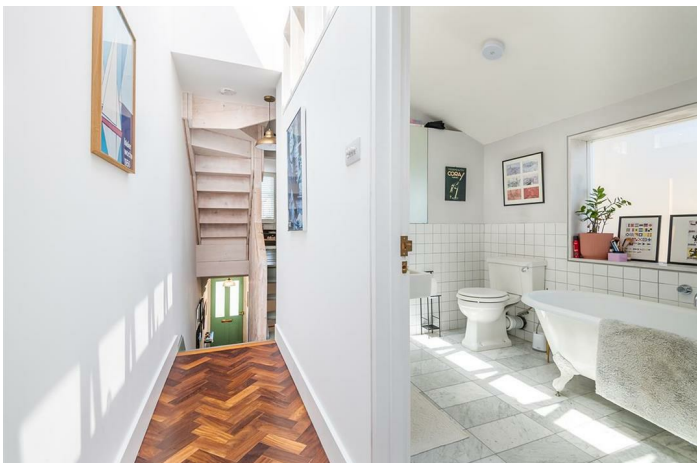
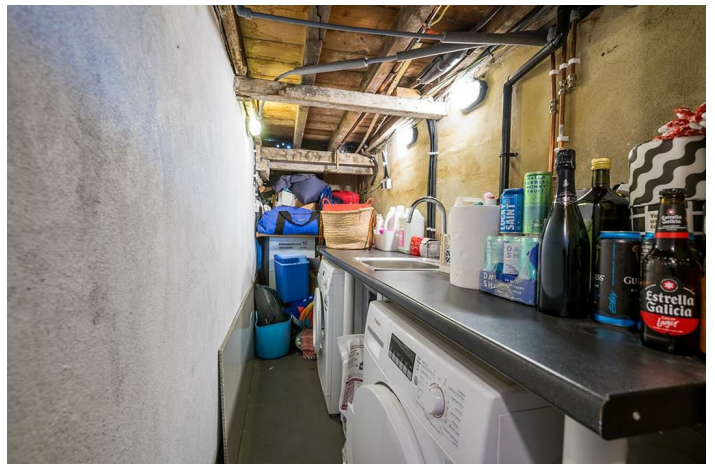
Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

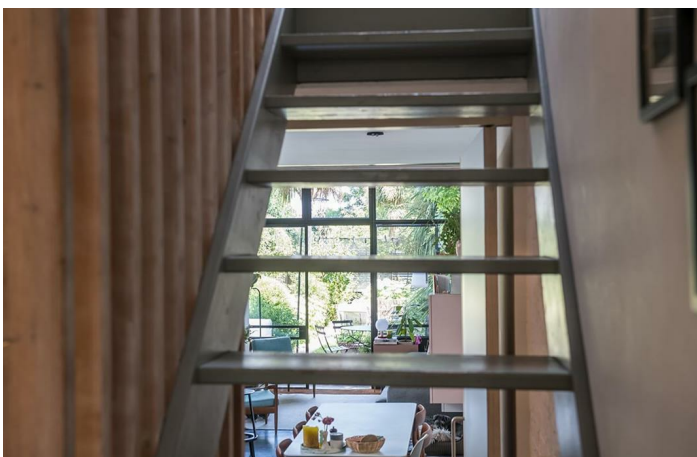
Amazing Kitchen Extension  
Top Floor Master Suite  
Freehold  
Utility Room  
65ft Garden



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Beautifully Considered Four Bed Home with Victorian Proportions and Contemporary Design.

Behind its handsome Victorian facade, this beautifully reimagined four-bedroom family home unfolds across more than 1700 sq ft, balancing period character with confident contemporary architecture. Thoughtfully extended and meticulously renovated, the house offers generous entertaining space, exceptional natural light and a wonderfully mature east facing garden with integrated lighting. You're within easy walking distance of so much loveliness. Bellenden Village, East Dulwich, Peckham and Camberwell are all close by and transport is a cinch with East Dulwich, Peckham Rye and Denmark Hill Stations each walkable.

The ground floor is centred around an impressive open-plan kitchen and dining room, where a series of rooflights and full-height glazing draw light deep into the home. A bespoke kitchen with a substantial island provides both a practical family hub and an elegant entertaining space, flowing seamlessly onto the landscaped garden beyond. The front facing reception room, complete with wood-burning stove and bright bay window, offers a more intimate retreat, while a separate music room provides flexibility as a home office, studio or playroom. A useful lower-ground utility room keeps the practicalities tucked neatly away.

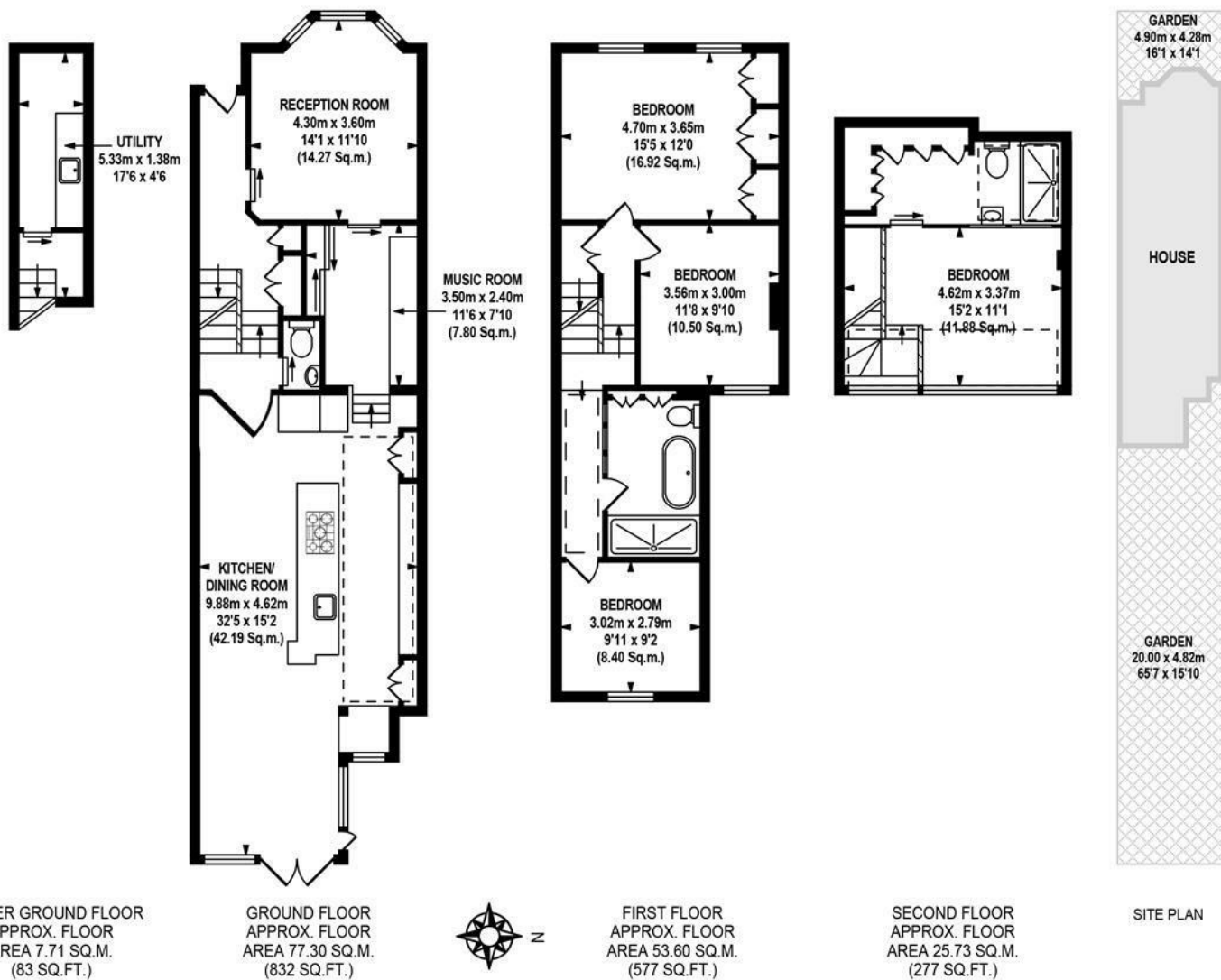
The upper floors provide four well-proportioned double bedrooms, including a striking top-floor principal suite with incredibly generous glazing, far-reaching rooftop views and an en suite shower room. A beautifully appointed bathroom with roll top bath serves the remaining bedrooms, while clever storage has been incorporated throughout. Outside, the mature rear garden is a genuine sanctuary. Carefully planted and beautifully established, it offers a series of spaces for dining, relaxing and entertaining, with lighting and lush greenery creating a remarkable sense of privacy.

Perfectly positioned in the heart of the Bellenden Road Conservation Area, the house is moments from an excellent selection of independent cafés, restaurants and local favourites including The Victoria Inn, The Begging Bowl, Artusi and Ganapati. East Dulwich Station is just a 5-minute walk away, Lordship Lane can be reached in 7 minutes on foot, and East Dulwich's vibrant high street is around a 15-minute walk away. Peckham Rye Park and Common is also close by, while Peckham Rye Station (Zone 2) is a 10-minute walk, offering fast connections to London Bridge, Victoria, Blackfriars and the Windrush Line. Denmark Hill Station is also within easy reach. Families are well catered for with The Belham Primary School just moments away, alongside The Villa Nursery and the highly regarded Dulwich Foundation Schools nearby.

Tenure: Freehold

Council Tax Band: D


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TOTAL APPROX.FLOOR AREA 164.34 SQ.M. (1769 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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**FREEHOLD**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

