

CONSORT ROAD, PECKHAM, SE15

FREEHOLD

£1,150,000



## SPEC

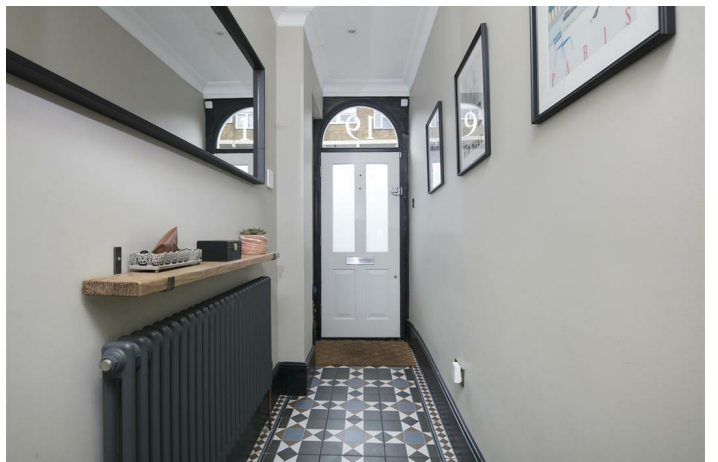
Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

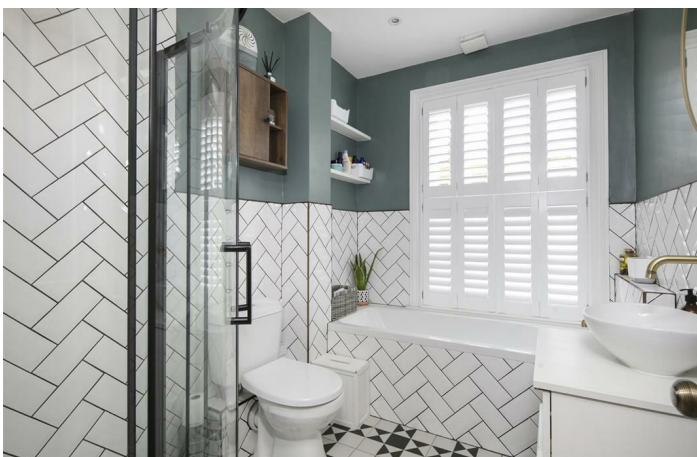
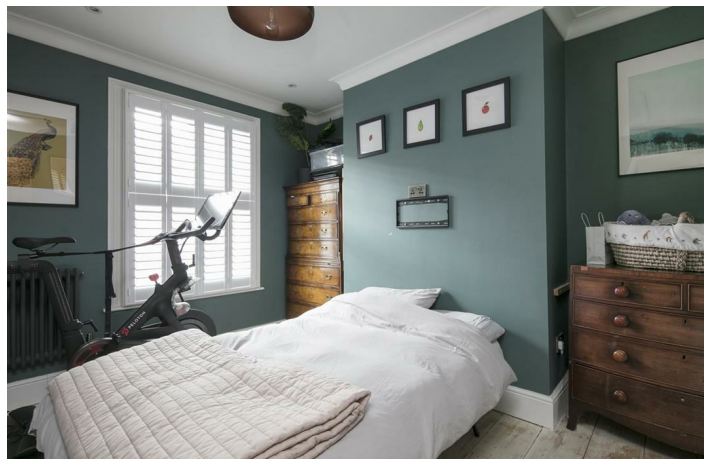
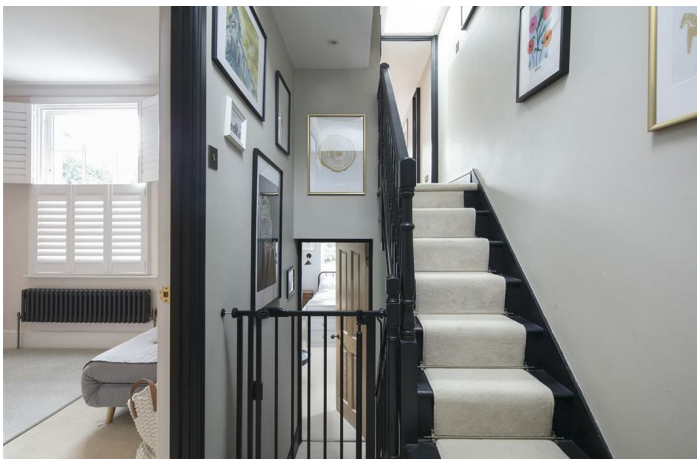
Super Generous Peaceful Rear Garden  
Large Front Drive  
Sympathetic Styling Throughout  
Impressive Kitchen Extension  
Freehold



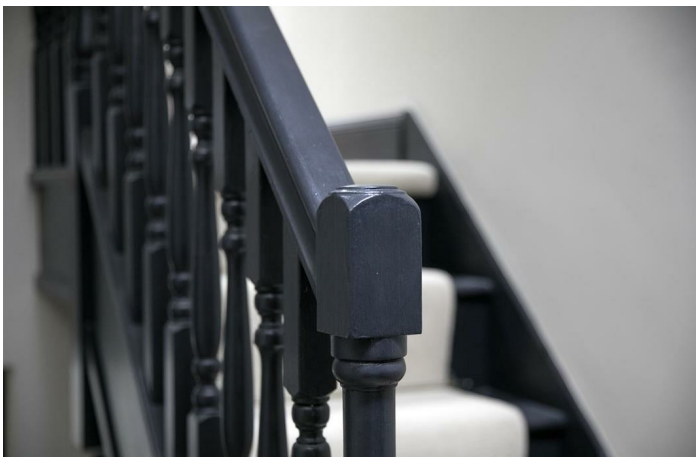
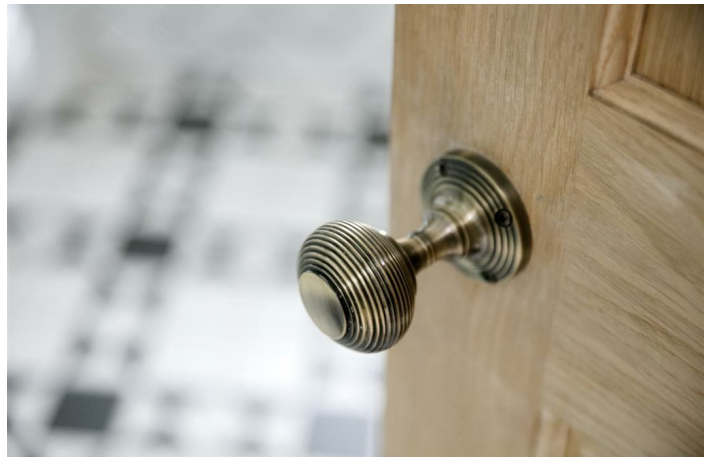
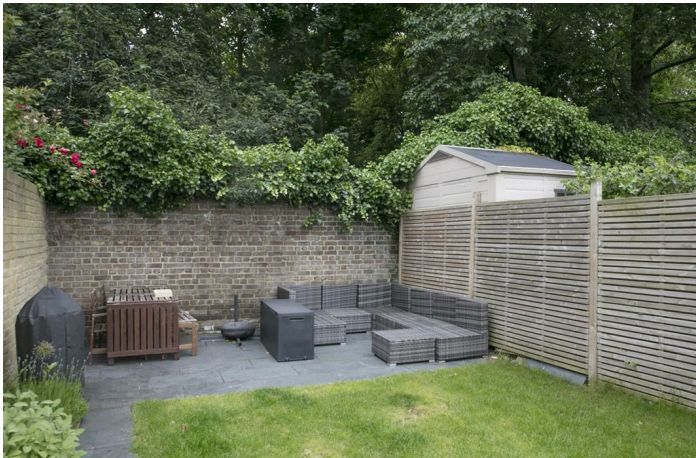
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Substantial Four Bedroom Victorian Home with Generous Garden.

Set behind a well proportioned driveway this mid-Victorian four bedder boasts abundant charm and attractions. Enjoying a magnificently executed full-width kitchen extension, the living environment is generous, impressive and perfectly appointed. The accommodation, over 2 1/2 floors, further comprises a large double reception, four lovely double bedrooms (master ensuite), bathroom, WC and storage cellar. The décor throughout is sympathetic, stylish and a perfect marriage of traditional and contemporary. A super generous rear garden supplies a notably peaceful and expensive space to unwind. It's the perfect spot for extravagant summer soirées. The location leaves you within an easy stroll of the countless amenities of Peckham and Nunhead. Peckham Rye Park is nearby and your commute is taken care of with Peckham Rye and Nunhead Stations - both a short walk away.

High regal black railings open to a generous drive with space for the SUV and bike storage, should one wish. The London stock brickwork is impressively maintained. Inward bound you meet beautiful tessellated floor tiles, schoolhouse radiators, cornicing and an arched fan light over the door. The inner doors are all beautiful varnished wood and solid beehive handles. The double reception enjoys stripped wooden floors, wood burner, olive green walls and an arched front facing sash window with louvred blinds. French doors to the rear (with rose stained glass above) open to the utterly gorgeous full-width kitchen/diner. Ubiquitous cabinetry, stylish counters and a sizable breakfast bar with comfortable seating for four will impress you no end. There's a five ring gas hob, double oven, butler sink with brass taps and a fancy wine cooler. Four large skylights supply light and airiness throughout the space. Trifold glass doors open wide to the rear patio and on to a substantial healthy lawn. There's another patio area to the rear meaning you can enjoy sun at all times of the day. It's remarkably peaceful considering how convenient the location is!

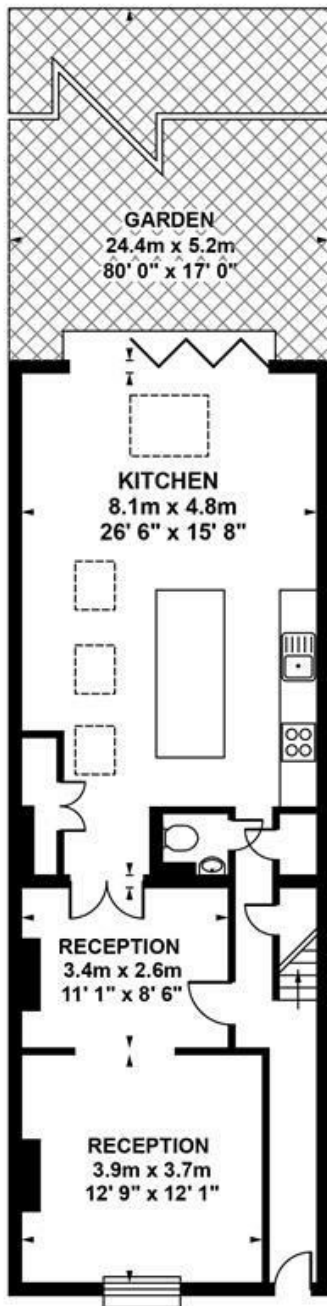
Back inside you find under stairs storage, WC and a laundry cupboard all tucked neatly into the rear of the hall. The first floor landing is carpeted and has plenty of natural light. Bedroom one fronts the street with louvred blinds, stripped timber floors and moss green walls. Loft access is offered here also. A beautiful bathroom with brass fixtures, heated towel rail, shower and bath shares the front spot. Bedroom two enjoys a rear view of the park and has a wide school house radiator and a dainty feature wall. Bedroom three sits on the return and boasts mirrored wardrobes, an impressive proportion and peaceful dual aspect. It really is wonderfully tranquil! Upward to the second return you find a lofty fourth bedroom with park and garden views, cool grey walls and an adjoining ensuite. This dons fab black fixtures, corner shower, heated towel rail and a skylight for good measure. You'll also benefit from handy raised storage on the landing, great for the golf clubs.

You have many good things at your fingertips from here. Peckham Rye trains are within a 10 minute trot for Victoria, London Bridge & Blackfriars connections. The London Overground supplies more unbeatable links. Perfectly positioned to make use of the excellent amenities within the area. Head down Rye Lane for a plethora of fruit and veg stalls, food stalls as well as shops of every description. Nearby Nunhead is really moving up in the world, in addition to the excellent fishmonger Soper's and Ayre's bakery; both independent staples, there are great places for eating out the Peckham Bazaar and Kudu Grill are both in a walkable distance. Local green spaces include Peckham Rye park which has well maintained ornamental gardens, wonderful gothic Nunhead Cemetery, often used as a location for filming. One of London's 'Magnificent Seven' Victorian cemeteries, it is widely considered a hidden gem offering atmospheric strolls and great views over London.

You're within a 10 minute walk of Peckham's famous 'Frank's Café' - a great trip when you have friends visiting - it has fantastic city views. The Bussey Building offers a great mix of culture and fun nights out. East Dulwich is also nearby - Lordship Lane which has just about everything you need - pet shops, boutiques, cafés, deli's and great pubs. Dulwich Village, Sydenham Hill Woods, The Horniman Museum and The South London Gallery are a short drive away.

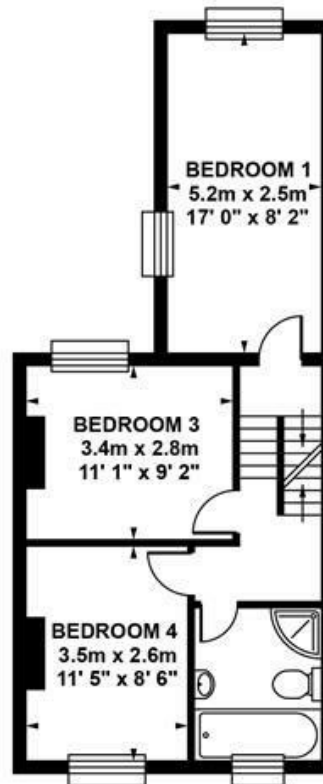
Tenure: Freehold

Council Tax Band: E



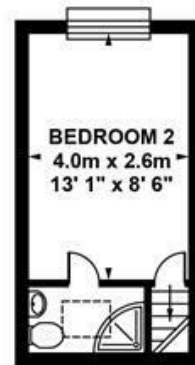
**GROUND FLOOR**

Approximate, internal area :  
70.40 sqm / 758 sq ft



**FIRST FLOOR**

Approximate, internal area :  
44.04 sqm / 474 sq ft



**SECOND FLOOR**

Approximate, internal area :  
13.46 sqm / 145 sq ft



**TOTAL APPROX FLOOR AREA**

Approximate, internal area : 127.90 sqm / 1377 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		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(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.

