

TALFOURD ROAD, PECKHAM, SE15  
FREEHOLD  
£1,900,000



## SPEC

Bedrooms : 6  
Receptions : 2  
Bathrooms : 3

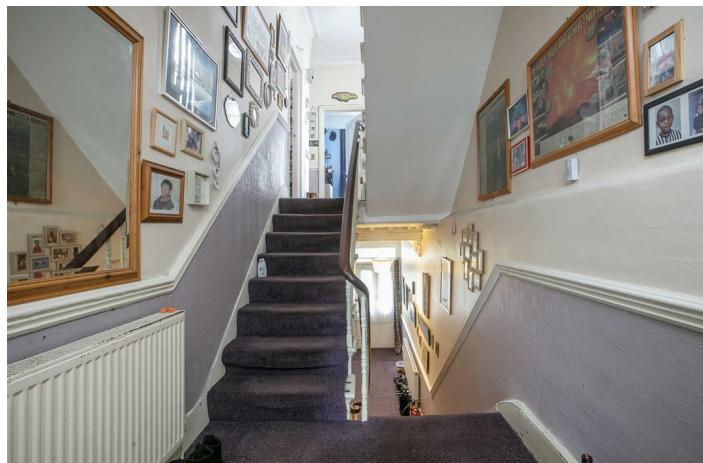
## FEATURES

60ft Rear Garden  
End of Terrace with Side Access  
Period Features  
Huge Cellar with Potential  
Freehold



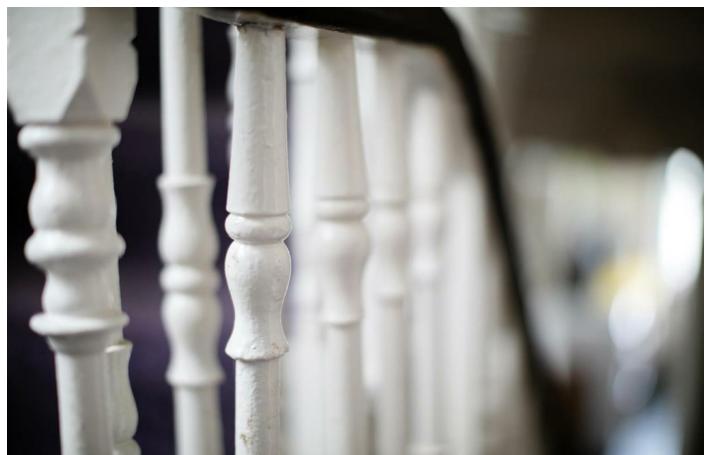
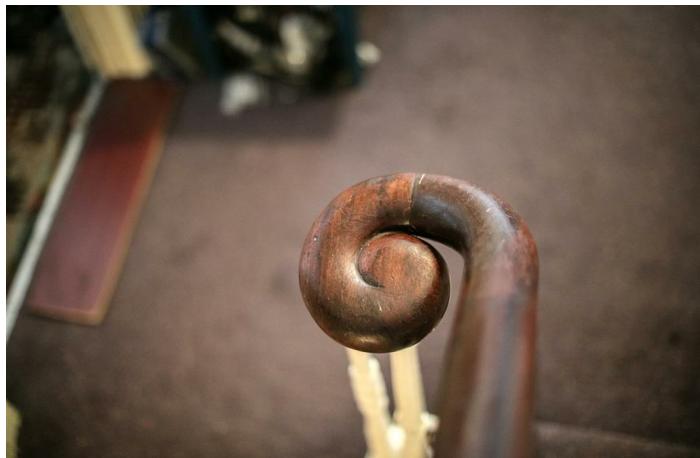
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Semi Detached Six Bedroom Period Home over Four Floors.

Boasting an enviable end of terrace position along the much-loved and leafy Talfourd Road, this six bedroom period home supplies a generous and versatile living environment. Spread over three substantial floors (plus huge cellar), the property offers 2/3 reception rooms, 5/6 bedrooms, two kitchens, utility room, three bathrooms and a guest wc. There's a healthy sprinkling of original features including cornicing, corbels, staircase and feature fireplaces. The lower ground floor could be developed into impressive living quarters and there's a generous and lovingly manicured rear garden stretching to almost 60ft. Talfourd Road enjoys a friendly atmosphere with summer street parties and even a monthly street closure for children's play. Sitting within a pleasurable 10-minute ramble of bountiful Bellenden Village, it offers easy access to a seemingly endless list of bars, shops and pubs. Camberwell and its ever-growing list of social attractions is easily reached on foot too. Transport is a cinch with Peckham Rye Station a seven-minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and plenty more besides.

The exterior stands tall and boasts a 'three-windows-wide' layout. There's a side access point that leads directly rear to the garden - great for cyclists and doggies! Steps lead upward to the recessed portico which bears the name 'Stainsby House'. The entrance hall leads to two large rooms, each with high ceilings, ceiling roses and plenty of light. They're currently arranged as a sizeable reception and large double bedroom. Further along the landing, past the original staircase, you find a dining room with side aspect and recessed storage. A kitchen room and bathroom adjoin to the rear next to garden access. The lower ground floor cellar supplies a huge space ripe for development. Upward to the first return you find a neat kitchenette/utility and bathroom. The first floor hosts two large double rooms and a front-facing single bedroom. A further upward climb reveals two more bedrooms and another kitchen.

For coffee, croissants, books, antiques, flowers and dry-cleaning services, go no further than Bellenden Village (a 10-minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The much loved Toad bakery is even closer. The South London Gallery Café is great for impressing visitors with! 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 as close - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 5-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. 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.

#### Council Tax Information

Please note that this property is currently listed by Southwark Council with three separate council tax bands. However, the property is arranged and being sold as a single dwelling. Prospective purchasers may apply to the Valuation Office Agency (VOA) to request that the council tax bands be reviewed and merged into a single band, subject to the VOA's assessment.

Tenure: Freehold

Council Tax Band:

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LOWER GROUND FLOOR

Approximate Internal Area :-  
54.35 sq m / 585 sq ft

GROUND FLOOR

Approximate Internal Area :-  
88.07 sq m / 948 sq ft

FIRST FLOOR

Approximate Internal Area :-  
70.23 sq m / 756 sq ft

SECOND FLOOR

Approximate Internal Area :-  
59.18 sq m / 637 sq ft

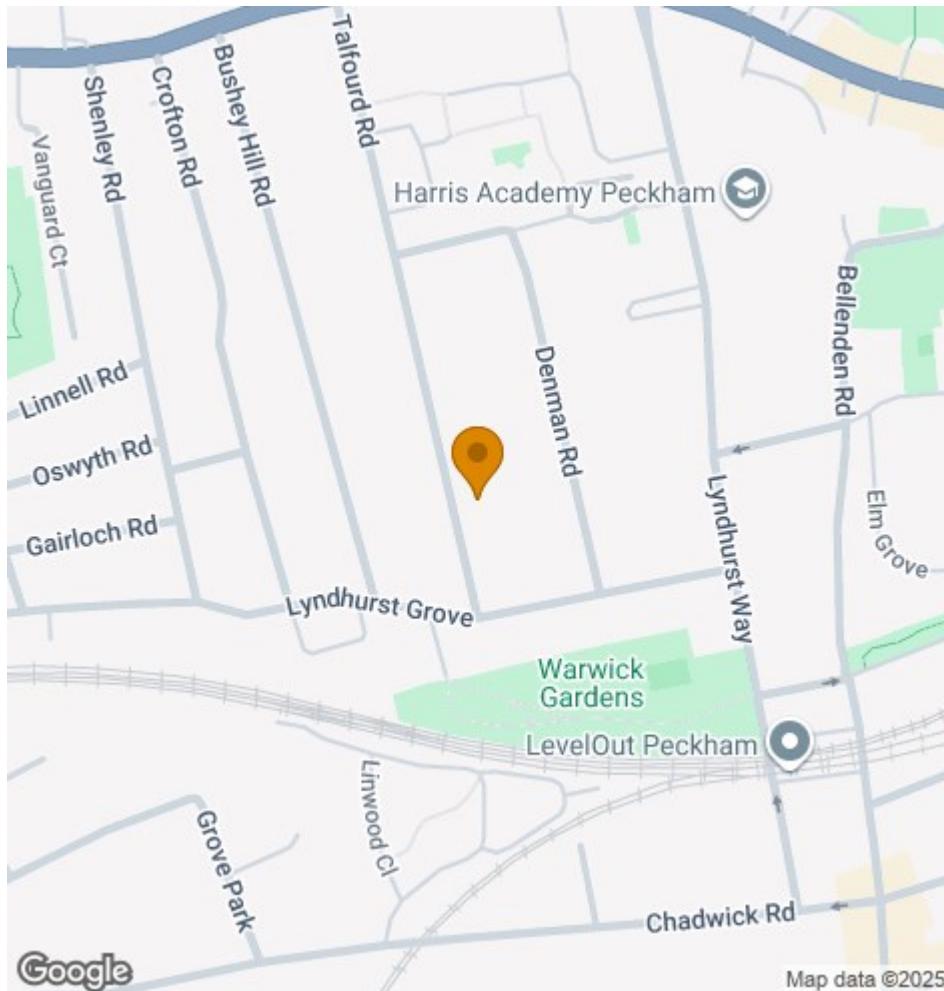
**TOTAL APPROX. FLOOR AREA**

Approximate Internal Area :- 271.83 sq m / 2926 sq ft  
Measurements for guidance only / not to scale

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<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.



**Wooster & Stock**

17 Nunhead Green  
London SE15 3QQ  
020 7952 0595  
sales@woosterstock.co.uk

WOOSTERSTOCK.CO.UK