

MONCRIEFF STREET, PECKHAM, SE15  
FREEHOLD  
GUIDE PRICE £1,000,000 - £1,100,000

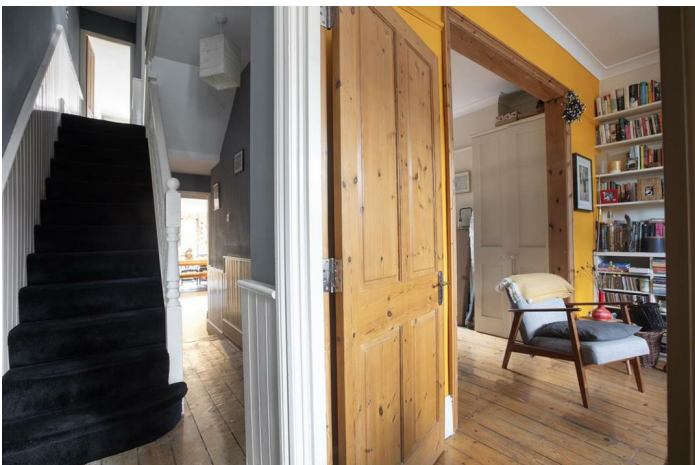


## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 1  
W/C : 1

## FEATURES

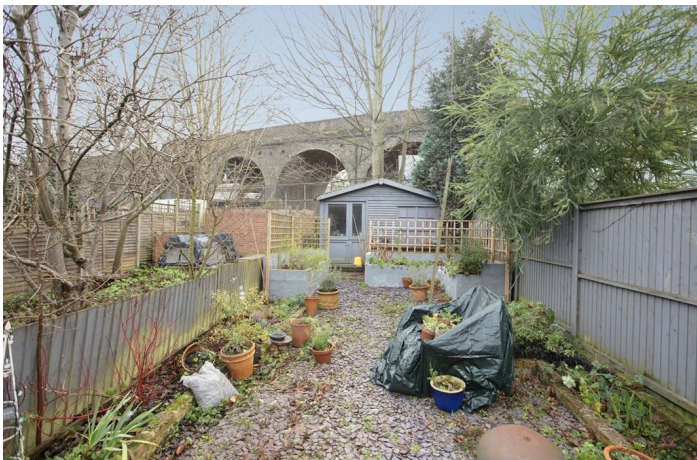
70ft South-Facing Garden  
Three Proper Double Bedrooms  
Period Features  
Convenient Location  
Freehold



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Generous Three Bedroom Period Home with 70 ft South-Facing Garden.

This large 3 bedroom Victorian home has accommodation over two floors and is well-proportioned with three good sized double bedrooms, a large double reception, spacious kitchen/diner, family bathroom and separate guest w/c. There is a good size loft suitable for development (subject to planning). The 70 ft rear garden is South facing and perfect for growing flowers and veg as well as dining/entertaining. Whilst on a peaceful street, the property is located within a short walk of Peckham Rye Station, Rye Lane shops and a wide range of culture, cafes and eateries. Peckham Rye Station has connections to Victoria, London Bridge, Blackfriars, Shoreditch, Clapham and beyond. Queens Road Station is also easily walkable and many buses to all parts of London serve Rye Lane.

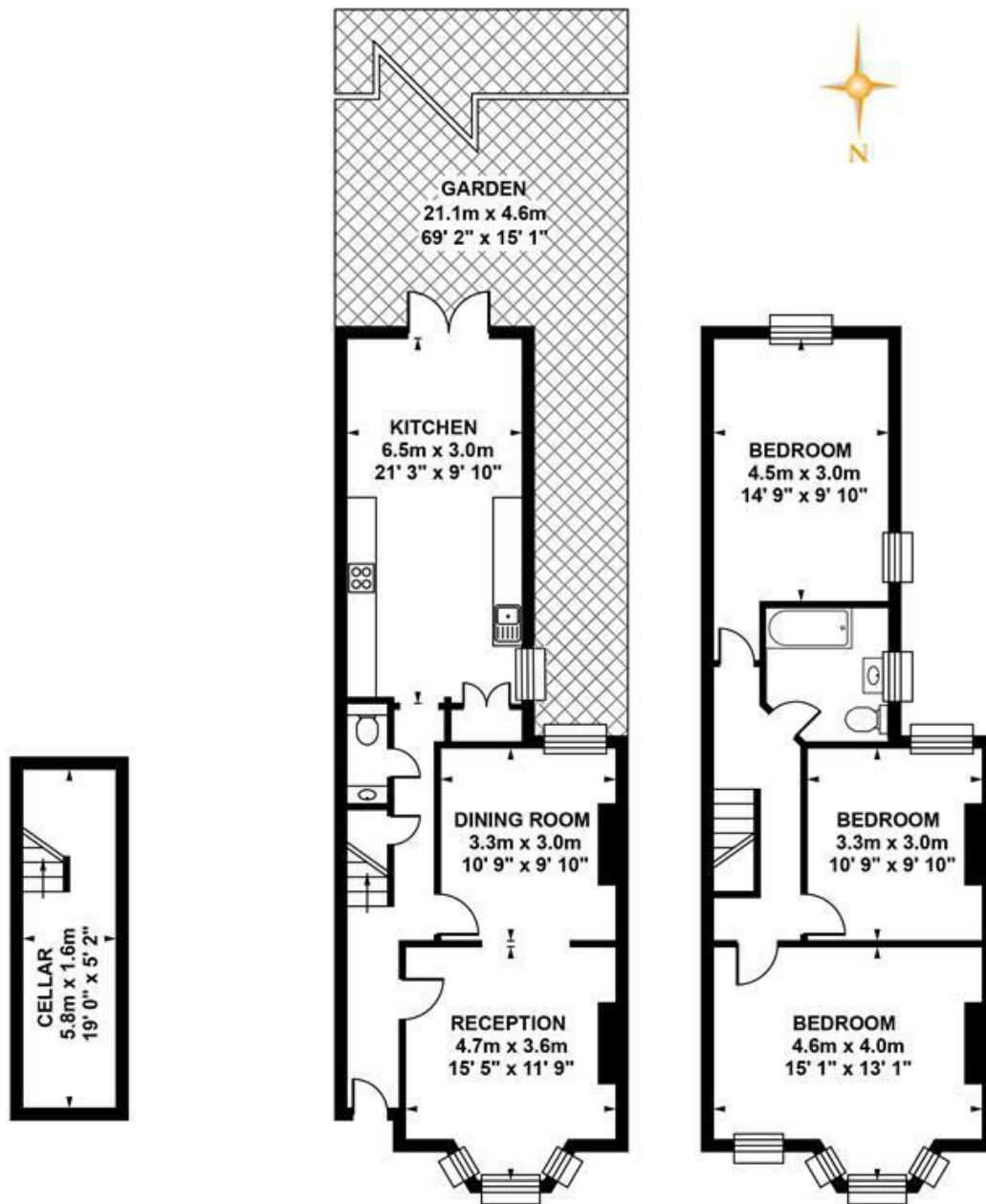
The entrance to the house leads to a long hall with original cornicing and corbels, wooden panelling to dado rail level and rich grey walls. A large double reception on your right has original timber flooring, simple coving and an aspect to front and rear. The wide bay has full plantation shutters and the whole space has picture rails. Along the hall with one step down you'll find a guest WC and low-level access to the storage cellar. The kitchen/diner stretches almost 7 metres with fitted shaker-style cabinets, solid wood counters with a ceramic sink and drainer and bespoke fitted shelving. A fantastic dining area leads to French doors which open to the York Stone patio. From here you rise 2 steps to an expansive slate chip area with several raised planting beds. The sheltered South-facing aspect means the outdoor space can be enjoyed all year round. A large watertight garden shed provides excellent storage and has the potential to be developed for leisure use or as a work-from-home space.

Upstairs to the first return you find the same wooden panelling as below with a generous double bedroom with timber floors and dual aspect facing over the garden. The family bathroom shares this level and has a period-style suite with a roll top bath as well as a modern over-bath shower, heated towel rail and practical embossed flooring. Four steps lead to the front-facing master bedroom which has full plantation shutters on the bay and additional window and a period-style fireplace. Bespoke fitted wardrobe and cupboards provide excellent storage. The third double bedroom has timber flooring and a large sash window facing the garden.

As well as excellent public transport facilities, resident on-street parking with permit is available. A large Morrisons is close by as well as many independent shops. Peckham Pulse Leisure Centre and Peckham Library are within 5 minutes walk and Peckham-plex Cinema is 3 minutes away.

Tenure: Freehold

Council Tax Band: D



**LOWER  
GROUND FLOOR**

Approximate. internal area :  
9.28 sqm / 100 sq ft

**GROUND FLOOR**

Approximate. internal area :  
52.37 sqm / 564 sq ft


**FIRST FLOOR**

Approximate. internal area :  
52.90 sqm / 569 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 114.55 sqm / 1233 sq ft  
Measurements for guidance only / Not to scale

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FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
<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.

