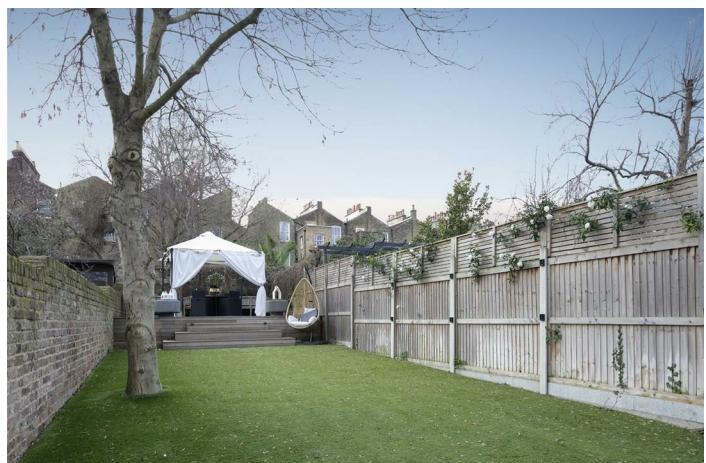
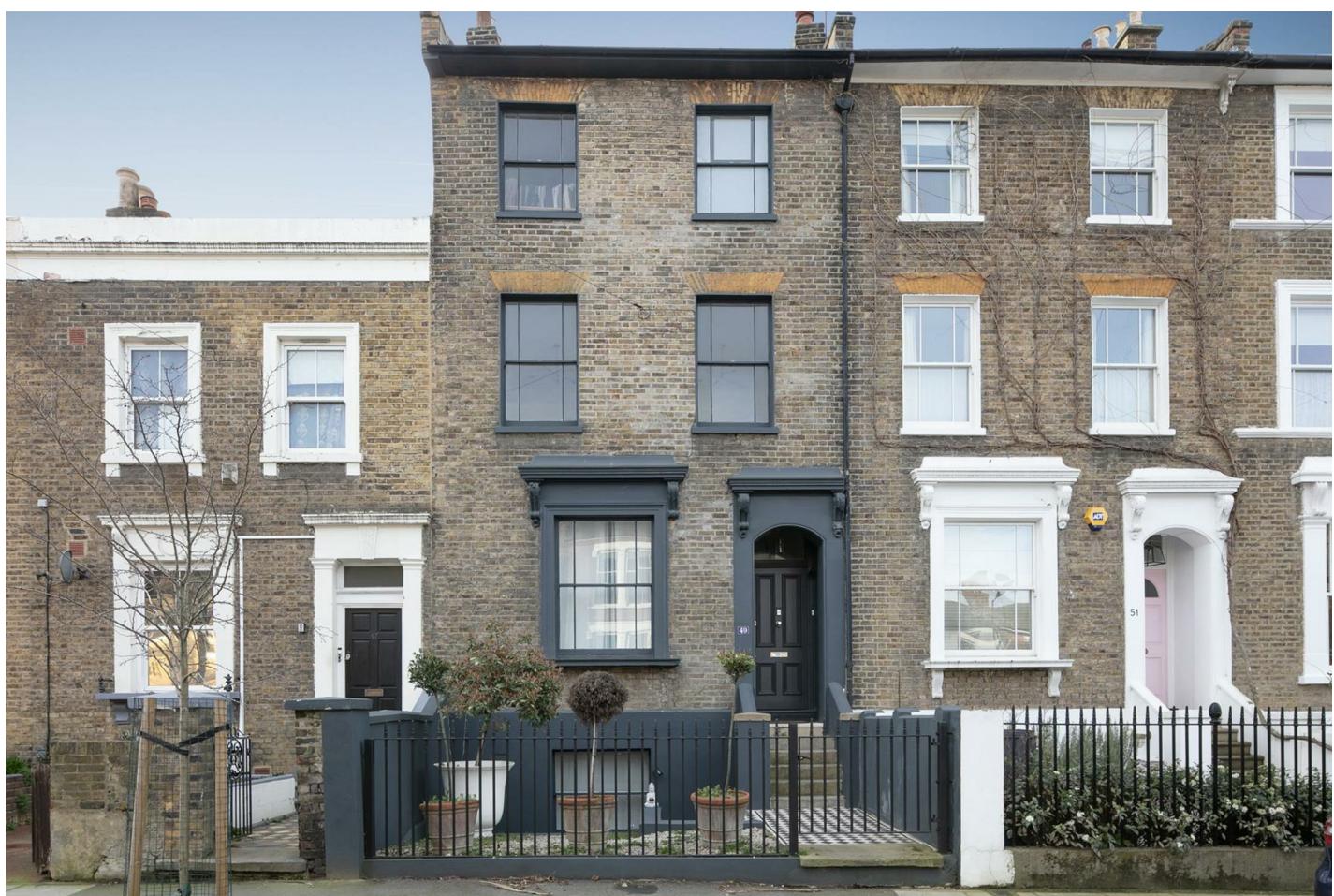


DENMAN ROAD, PECKHAM, SE15

FREEHOLD

£2,000,000

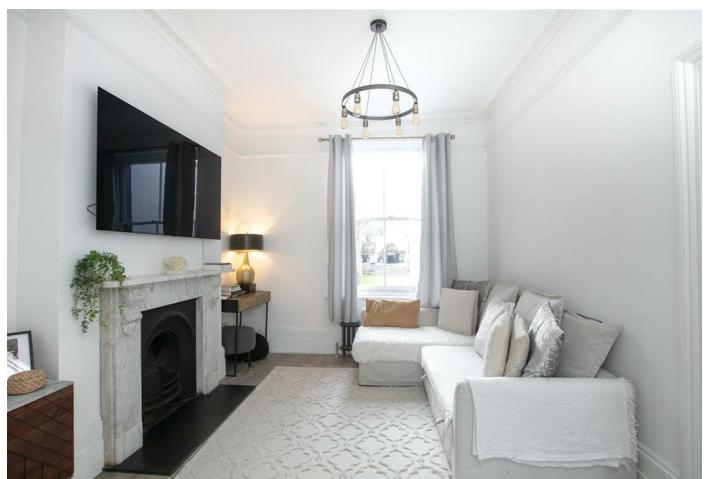


## SPEC

Bedrooms : 5  
Receptions : 2  
Bathrooms : 2

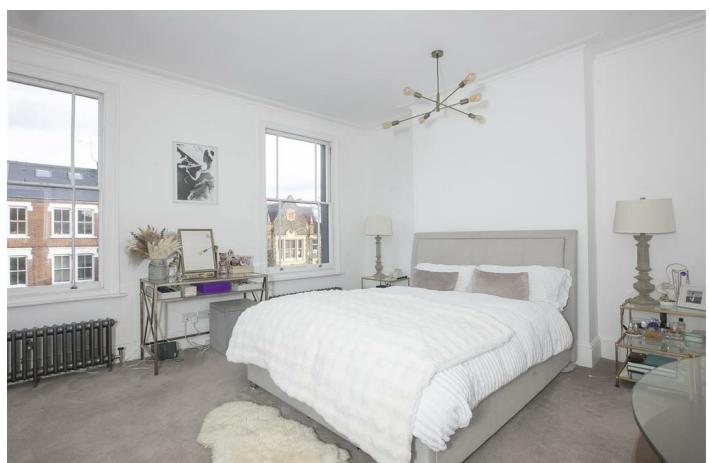
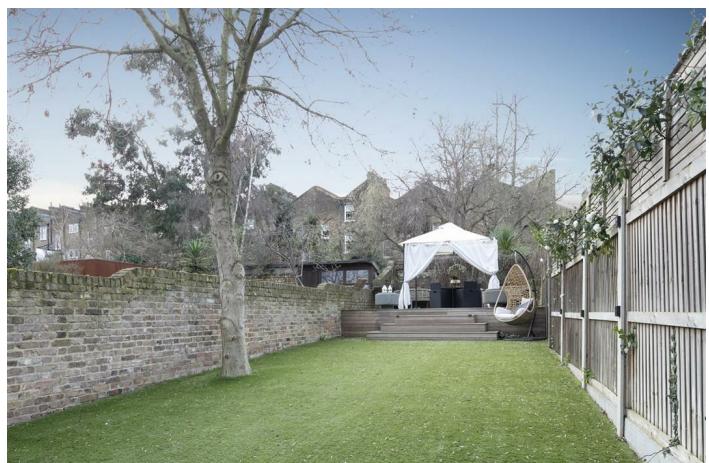
## FEATURES

Super Generous 75 ft Rear Garden  
Four Bright Floors  
Period Features  
Peaceful Yet Convenient Location  
Freehold



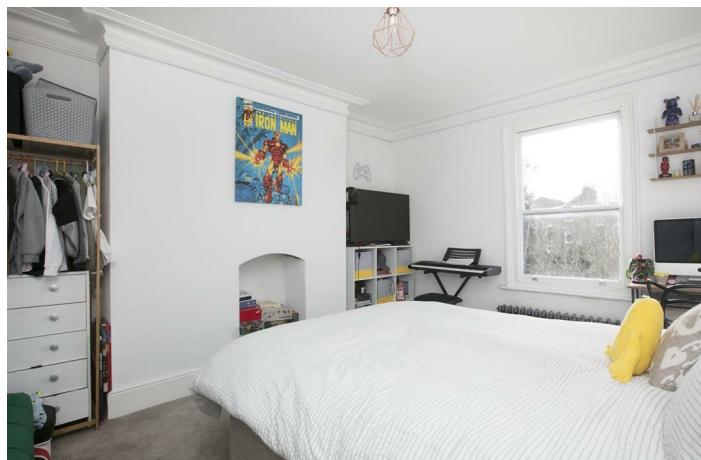
# DENMAN ROAD SE15

FREEHOLD

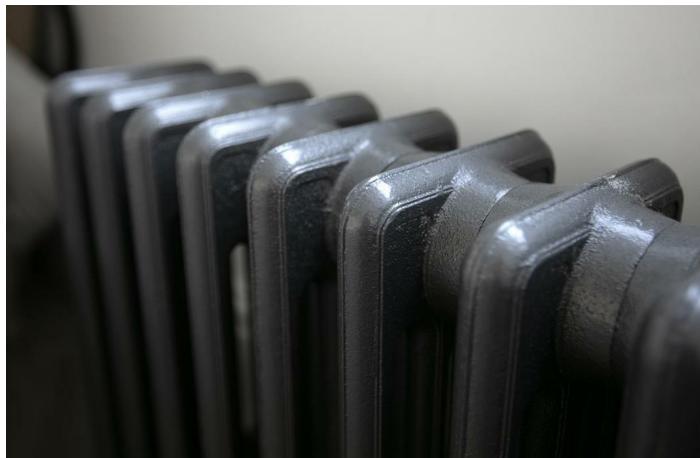
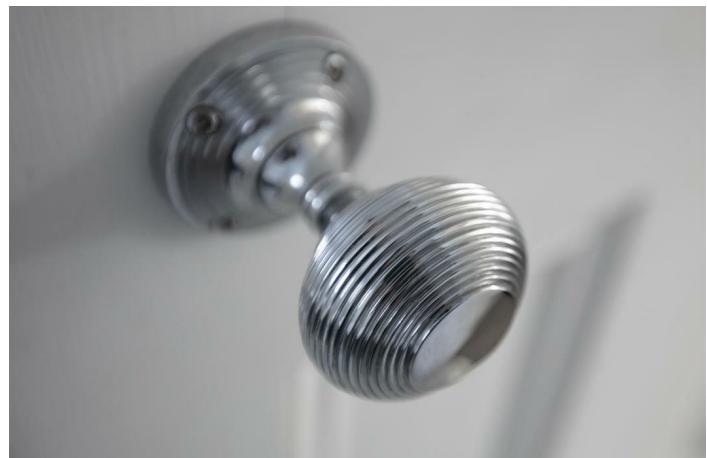
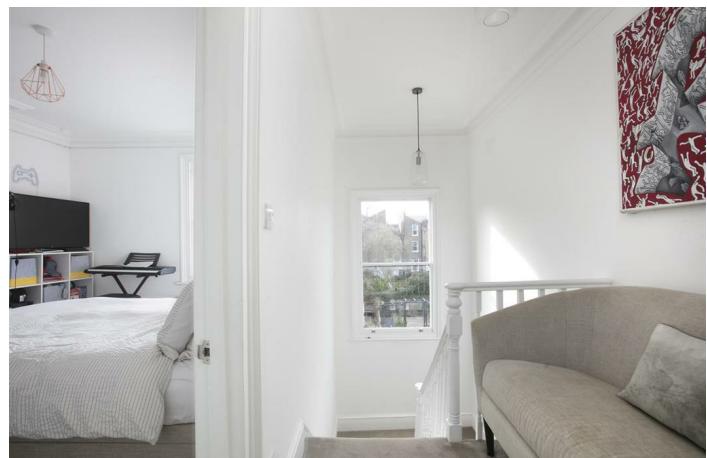


# DENMAN ROAD SE15

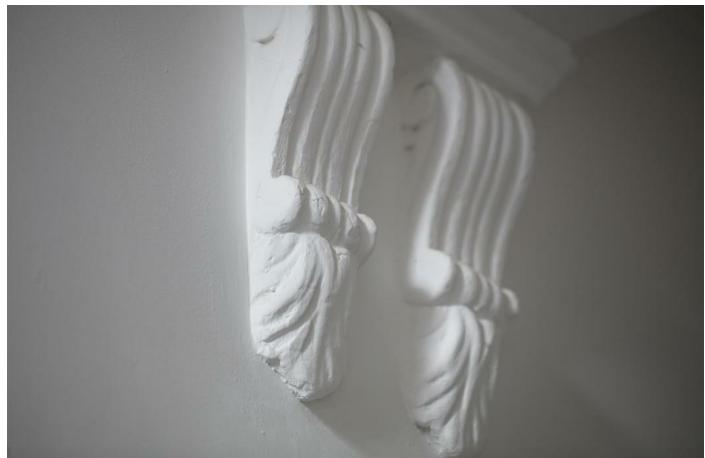
FREEHOLD



DENMAN ROAD SE15  
FREEHOLD



DENMAN ROAD SE15  
FREEHOLD



Handsome and Homely Four Bedroom Period Beauty With 75ft Garden - CHAIN FREE.

From it's handsome flat fronted exterior to its generous interior and mammoth garden, this fantastic four bedroom period beauty will steal your heart at first visit. Sprawling over four floors and with high ceilings, period features and unbeatable living space, the property sits on one of Peckham's premier streets - peaceful and mature yet just a hop, skip and jump from the bustle of Rye Lane. The accommodation comprises two large receptions, kitchen/diner, four/five bedrooms (master en suite), utility room, wc and bathroom. A 75 ft rear garden sweetens the deal all the more! Denman Road has an inimitably eclectic mix of period architecture. It rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable five minute ramble of bountiful Bellenden Village. 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 oodles more.

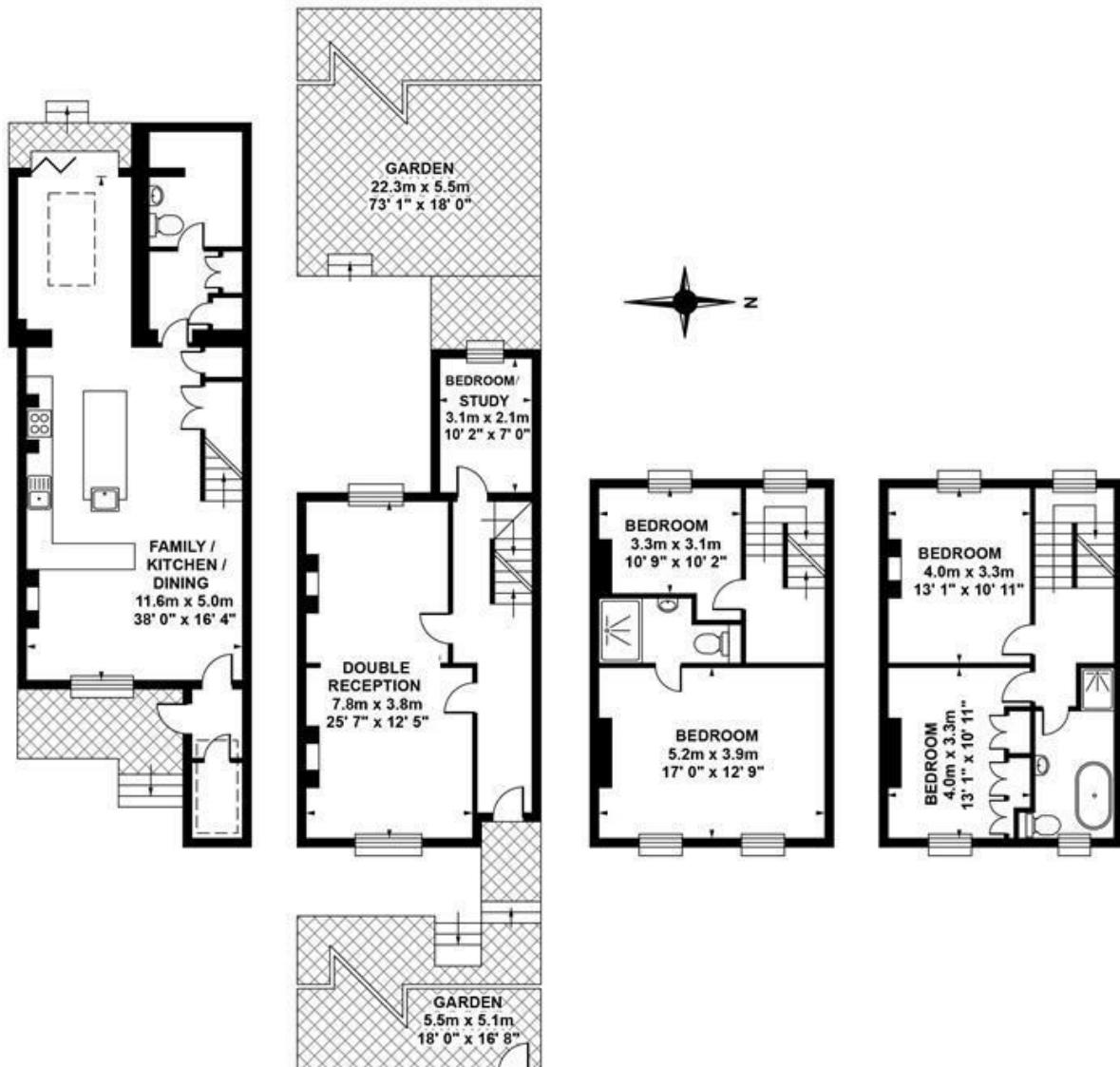
Approaching the house you'll notice beautifully painted window surrounds and matching period door. Tall railings lead inward off the street to a nicely sized garden where steps rise to the entrance. The inner hall has wonderful high ceilings and some original cornicing. A majestic double reception Invites you to the left to find picture rails, cornicing and two delightful feature fireplaces. Light gushes into both ends of the space through tall sash windows and there are garden views to enjoys. At the rear of this level sits a fab office space/bedroom.

Heading downward to the huge lower ground floor level you're treated to a larger than average living area with a well appointed kitchen/diner. There's bundles of space for formal dining and cooking up a storm as well as a handy adjoining utility space and wc. Further direct access is offered to the front and glass doors open rear to a lower patio area and onward to the split level 75 ft garden. It's a fantastic space made for entertaining! Upward to the first floor you meet a bountiful master bedroom fronting the street with adjoining en suite wet room. A second sizeable double sits next door enjoying garden views. Bedrooms four and five enjoy lofty positions on the second floor. Both are bright and well proportioned. A modern shower room completes the tour nicely.

For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Village (a 3 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The South London Gallery Cafe 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.

Tenure: Freehold

Council Tax Band: G



**LOWER  
GROUND FLOOR**

Approximate. internal area :  
64.98 sqm / 699 sq ft

**GROUND FLOOR**

Approximate. internal area :  
46.69 sqm / 503 sq ft

**FIRST FLOOR**

Approximate. internal area :  
42.09 sqm / 453 sq ft

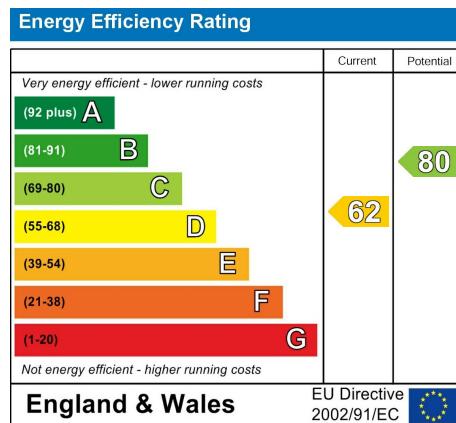
**SECOND FLOOR**

Approximate. internal area :  
42.09 sqm / 453 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 195.85 sqm / 2108 sq ft

Measurements for guidance only / Not to scale



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		
England & Wales		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.

