

RELF ROAD, PECKHAM, SE15  
FREEHOLD  
OFFERS IN EXCESS OF £1,100,000



## SPEC

Bedrooms : 4  
Receptions : 1  
Bathrooms : 2

## FEATURES

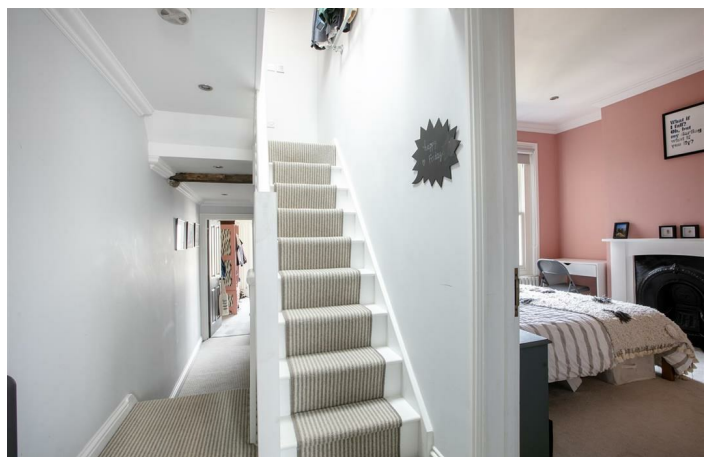
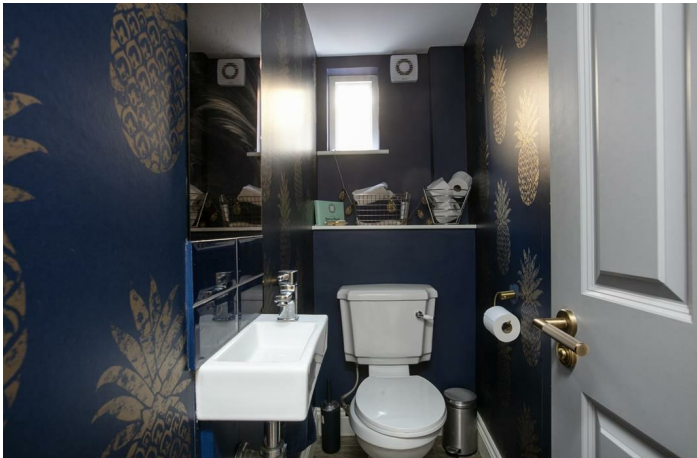
West Facing Garden  
Wonderful Original Features  
Tasteful Sympathetic Decor  
Three Lovely Floors  
Freehold



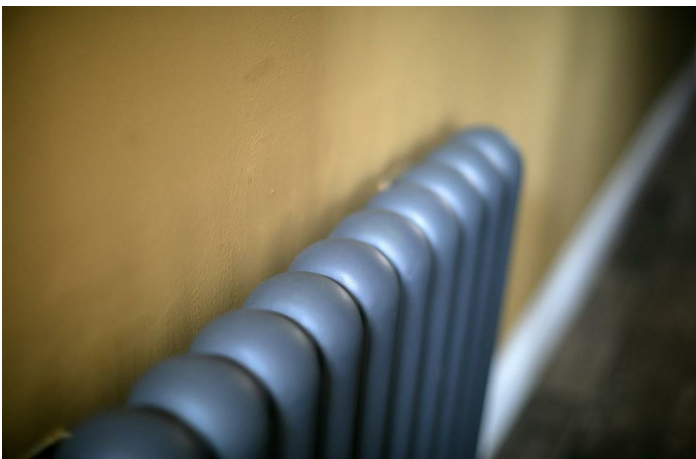
RELF ROAD SE15  
FREEHOLD



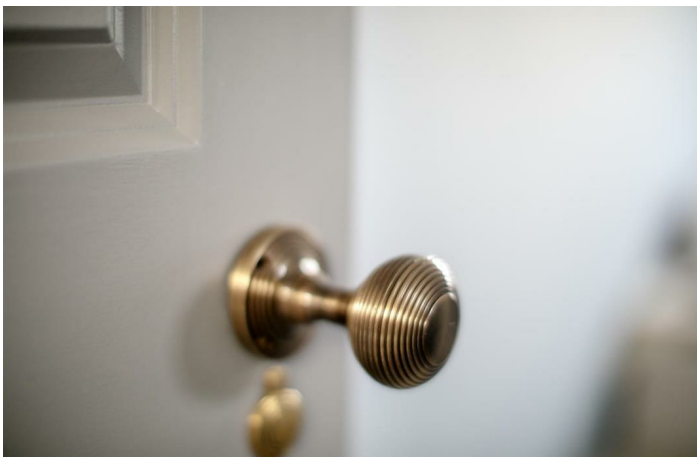
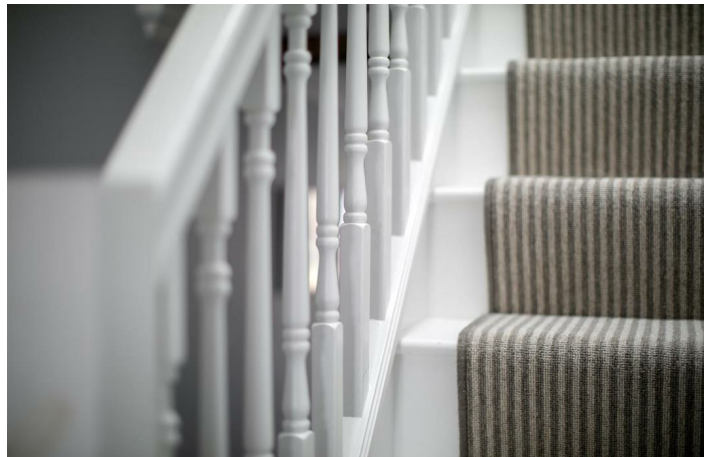
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Tasteful Four Bedroom Victorian Home Over Three Lovely Floors - CHAIN FREE.

Spread generously over three tasteful floors, this beautiful period home marries period charm with slick contemporary additions perfectly. You'll enjoy original features, quality modern fixtures and fittings and tonnes of storage. The accommodation comprises four fab bedrooms (one en-suite), a large double reception with funky stable door, beautiful kitchen/diner, family shower room and handy guest wc. The rear west facing garden is pretty as punch with decking and plenty of space for entertaining and sun baking. The current owners carried out extensive refurbishment, including a full rewire and replumbing, approximately eight years ago. You can stroll to the very lovely Bellenden Village in moments for cafes, pubs and eateries a-plenty. Peckham's marvellous list of social attractions is just a touch further and Lordship Lane supplies yet more cosmopolitan loveliness. Transport is taken care of with nearby Peckham Rye Station whizzing you to central London in no time.

This part of Relf Road is peaceful and mature whilst still being so close to so many much-sought after amenities. Smart uniform railings fringe the neat front garden which will comfortably house bins and bikes. The hall greets you with a vibrant splash of rich yellow to picture rail level and fresh white above. Simple cornicing, contemporary school house radiators and textured wooden flooring combine perfectly. The double reception sits to the right with high ceilings and more excellently chosen wall tones. A front aspect bay of double-glazed sash windows enjoys louvered blinds on upper and lower panes and there's a gorgeous period style feature fireplace with pretty mantel. To the rear of the room you enjoy an exposed brick chimney breast opposite a squid ink feature wall. A stable door opens rear to the paved side patio.

Further along the hall you find handy understairs storage next to a fancy loo with moody pineapple themed wall paper. The kitchen/diner is bright dual aspect and very well arranged with modern shaker style cabinets on two walls. These are topped in solid Iroko. A five ring induction range, ceramic sink and drainer and central breakfast bar with further shelving continue to impress. French doors open rear to the ever-so-lovely garden.

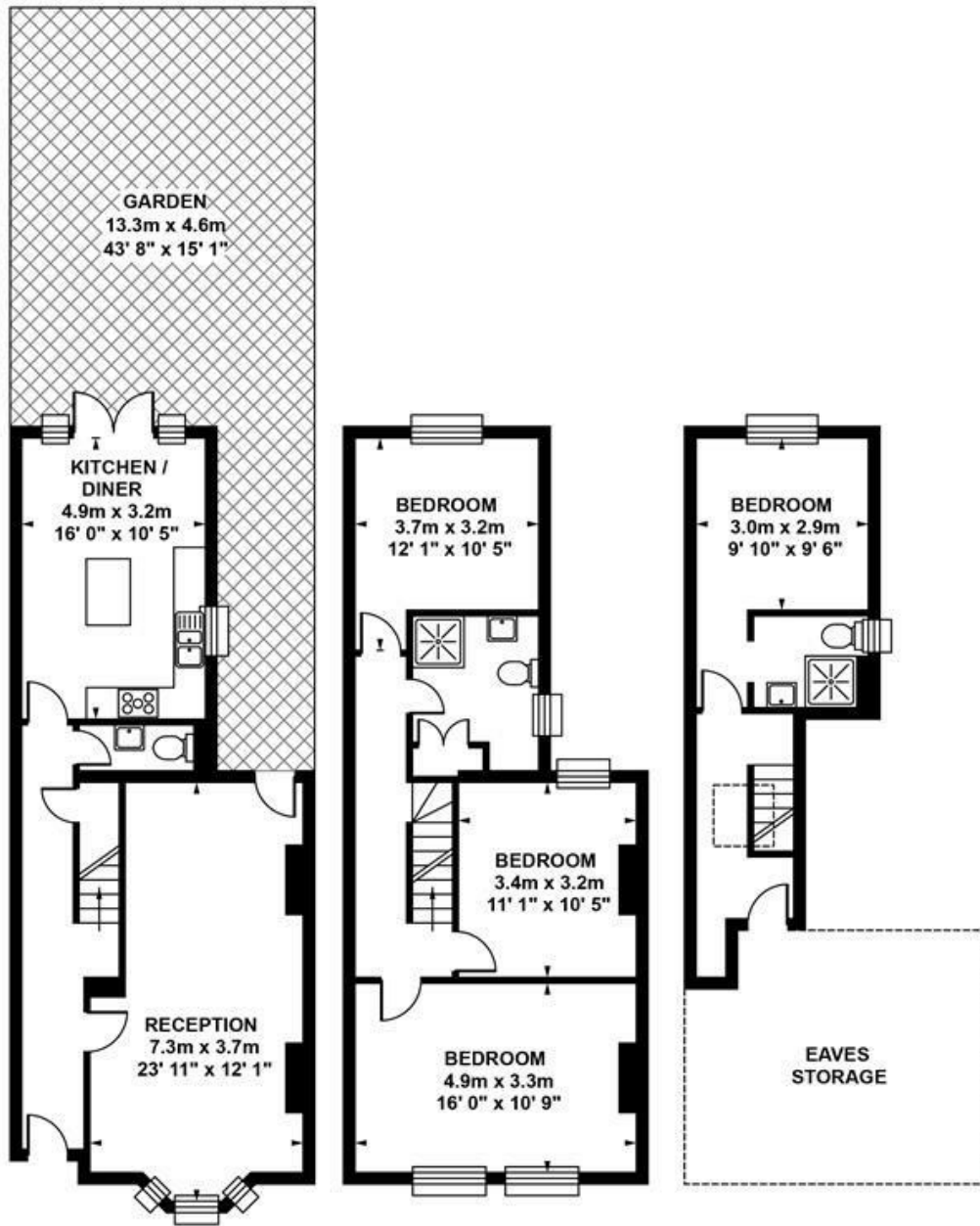
Upward to the first return you find a carpeted and pleasant space with access offered to the first of your delightful carpeted bedrooms. This peers politely over the garden. There's cornicing, an oblong wall radiator and a pretty feature wall. Next to this sits a stylish shower room with antique style loo, walk-in shower, storage and laundry cupboard. You'll also note some fab beehive door knobs which feature throughout. The first floor landing has more pinstripe carpeting and leads to the front-facing master bedroom which steals two sash double glazed windows and a pretty original feature fireplace. Bedroom three faces rear with another lovely feature fireplace and double glazed sash window.

A final climb upward to the second floor reveals a long carpeted upper landing which is kept light and airy by a large skylight. There's a recessed storage cubby and abundant loft storage too. The fourth bedroom, currently arranged as a lavish dressing room enjoys an adjoining en suite shower room with antique cast iron wall hung sink, brushed brass taps and walk-in shower with more yummy brass fixtures.

You are a couple of minutes stroll from lovely Bellenden Village with its local shops (including award winning Flock & Herd butcher) and eateries (Begging Bowl, Artusi). Heading towards vibrant Peckham, within minutes you find excellent coffee (Nola, Old Spike) as well as some of the best pubs, breweries and restaurants southeast London has to offer (Levan, Forza Wine, Frank's, Brick). A short walk across Goose Green takes you to Lordship Lane and its delis, gyms and a Picturehouse cinema. Green spaces also abound with the expanse of Peckham Rye Common and Par on your doorstep. Transport is taken care of by nearby Zone 2 Peckham Rye Station (less than a 10-minute walk away) with direct services to London Bridge, Victoria, Blackfriars, St Pancras International and out to Croydon, Surrey and Kent. The London Overground takes you to Clapham Junction or Shoreditch in 15 minutes and passengers can change at Canada Water for the Jubilee Line. Popular Little Jungle Nursery is round the corner and The Villa Nursery and Pre-Prep School (for 2-7-year-olds) is also close by. Desirable local primaries include The Belham, St John's & St Clements, and Goose Green.

Tenure: Freehold

Council Tax Band: D



**GROUND FLOOR**

Approximate. internal area :  
52.72 sqm / 567 sq ft

**FIRST FLOOR**

Approximate. internal area :  
52.52 sqm / 565 sq ft

**THIRD FLOOR**

Approximate. internal area :  
20.88 sqm / 225 sq ft


**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 126.12 sqm / 1357 sq ft

Measurements for guidance only / Not to scale



RELf ROAD SE15  
FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.

