

DENMAN ROAD, PECKHAM, SE15  
FREEHOLD  
OFFERS IN EXCESS OF £1,250,000

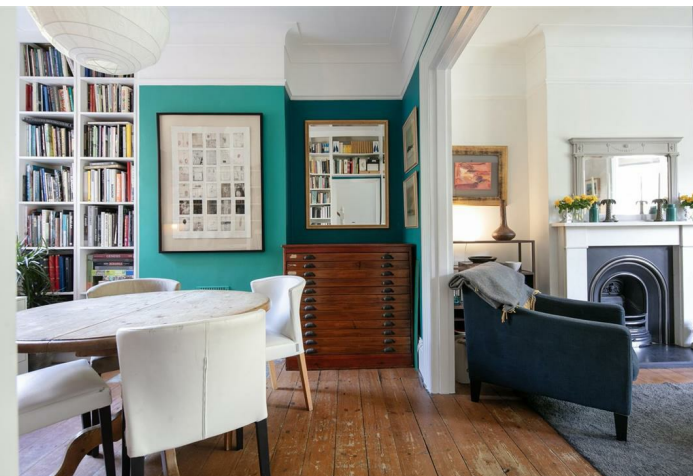


## SPEC

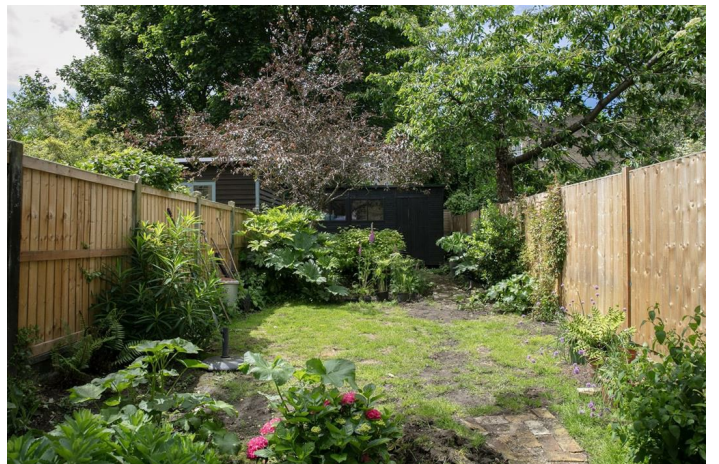
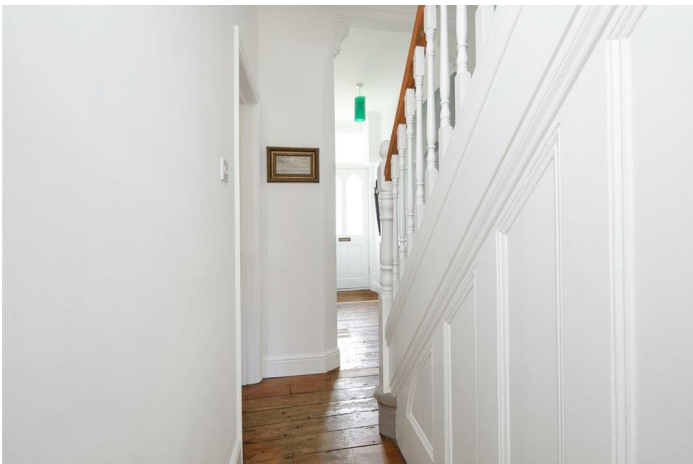
Bedrooms : 3  
Receptions : 1  
Bathrooms : 1

## FEATURES

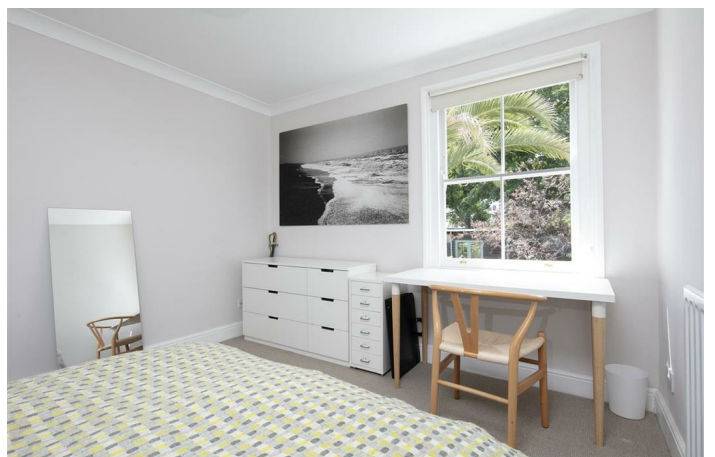
Three Large Double Bedroom  
Wonderful Period Features  
Beautifully Presented Rear Garden  
Freehold



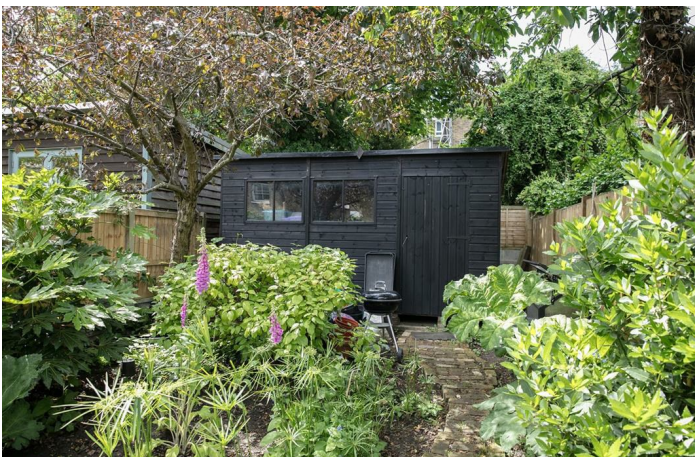
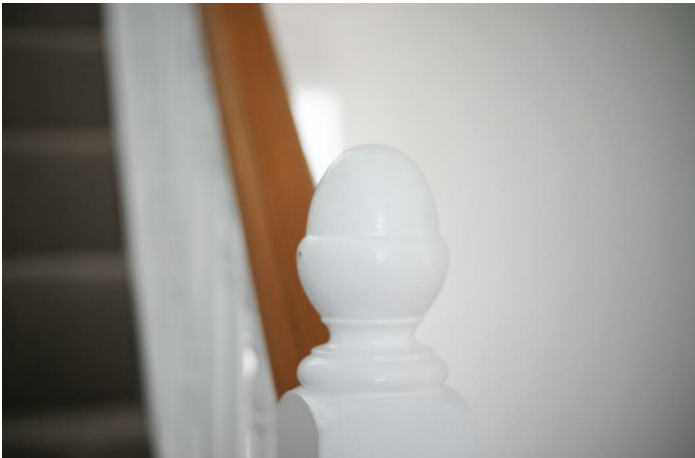
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Sublime Three Bedroom Victorian Home With Beautiful Garden - CHAIN FREE.

We can't think of a more lovely place to call home! Sitting along a wonderfully peaceful yet convenient period street, this larger than average three bedroom Victorian classic will delight you at every step. The accommodation is noticeably wider than most and boasts a fab double reception, bright and spacious kitchen/diner, three proper double bedrooms and a family bathroom. A lush and leafy rear sweetens the deal yet further. 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.

A welcoming front garden greets you with black railings and matching gate. An arched recessed portico frames your front door which is painted aqua and enjoys mottled oblong panes. Inside you meet a bright hall with high ceilings, ornate original corbels and crisp decor. Original timber flooring continues to your double reception, the front section of which enjoys a flood of light through a charming front bay of pristine sash windows. These frame a gorgeous period streetscape. Picture rails elegantly separate complimentary neutral shades and there's a beautiful feature fireplace with marble mantel. The formal dining section to the rear pops to perfection with rich green tones and more complimentary neutral shades on the frieze. Abundant fitted book shelves will house the library. Toward the end of the entrance hall you find a neat wc and storage slotted politely under the stairs. The kitchen/diner is a generous dual aspect space with ample family and formal dining. Cabinet and counter space run on four sides. The garden is a delightfully peaceful oasis with two patios, lush lawn and an impressive variety of posies, shrubs and trees. A large wooden shed sits seamlessly amongst the leafiness.

Upward bound via original carpeted staircase with a duo of arched steps you find a long carpeted landing with two more corbels. The master bedroom is a truly lovely affair. Sprawling to the full width of the building, it has two handsome sash windows, integrated shelving and more gorgeous period London views. Denman Road really is a lovely spot! Bedroom two, another fine double, peers rear and will easily house a large double bed, storage and a comfortable study area. The bathroom, further along the landing, has both walk-in shower and tear drop bath as well as an airing cupboard. Last but not least comes the third bedroom - a reassuringly well proportioned double with garden views.

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 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.

Tenure: Freehold

Council Tax Band: E

DENMAN ROAD SE15  
FREEHOLD



**GROUND FLOOR**

Approximate internal area :  
61.85 sqm / 666 sq ft



**FIRST FLOOR**

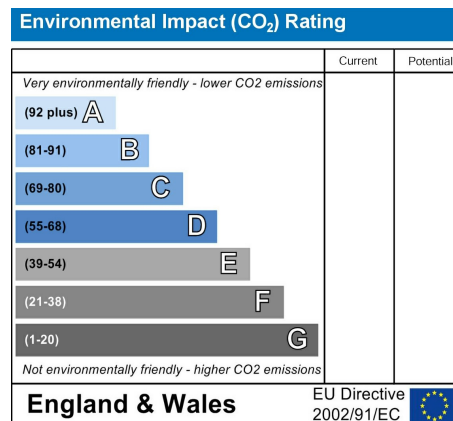
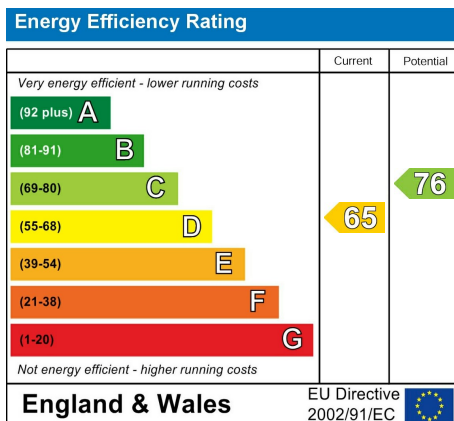
Approximate internal area :  
60.76 sqm / 654 sq ft



**TOTAL APPROX FLOOR AREA**

Approximate internal area : 122.61 sqm / 1320 sq ft  
Measurements for guidance only / Not to scale

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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.

