

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



SPEC

Bedrooms : 4
Receptions : 1
Bathrooms : 2

FEATURES

Amazing Kitchen/Diner Extension
Garden Studio
Beautiful Original Features
Much Coveted Location
Freehold
Virtual Tour Available



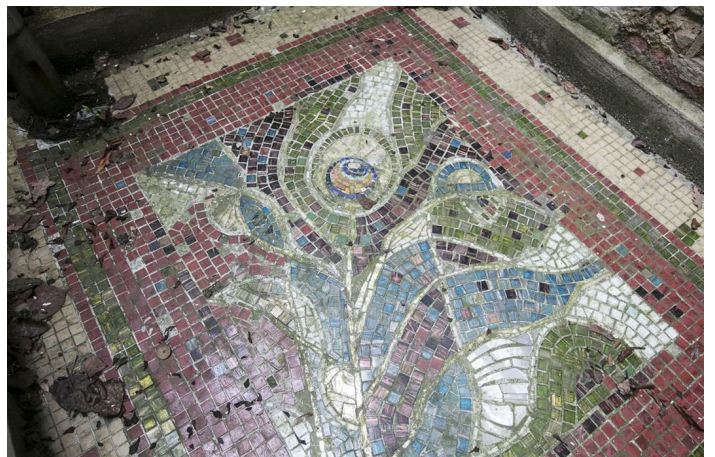
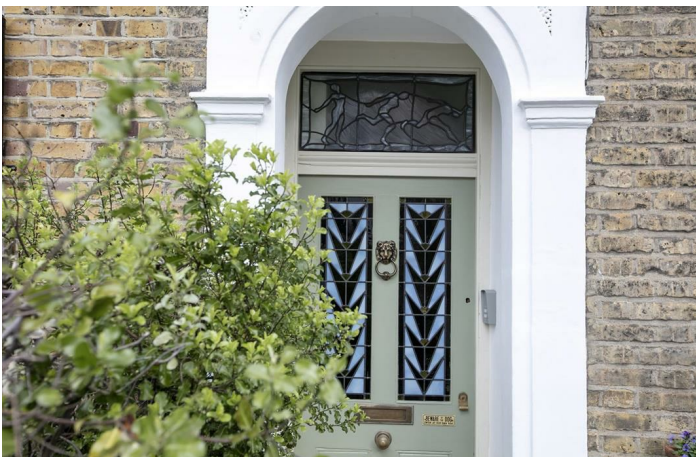
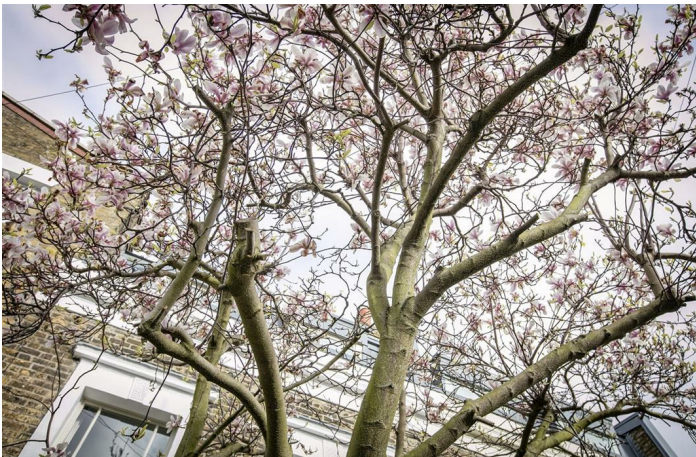
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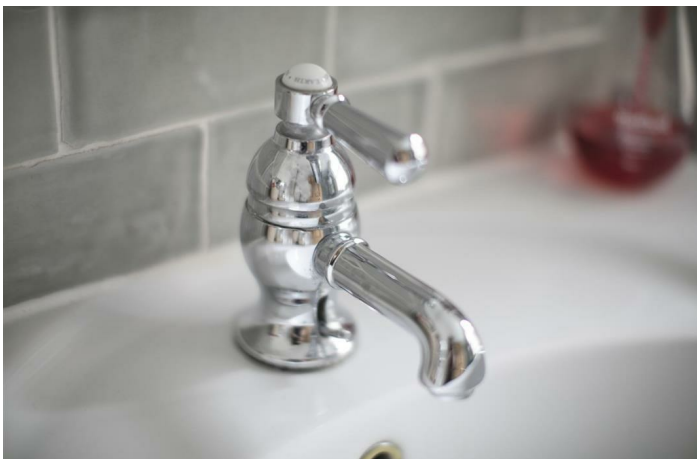
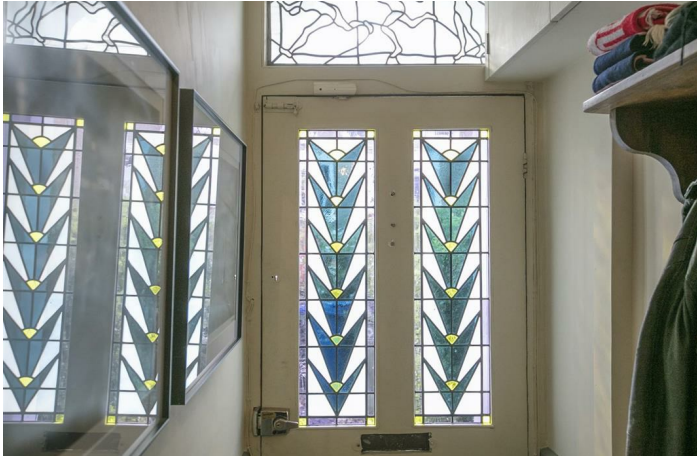
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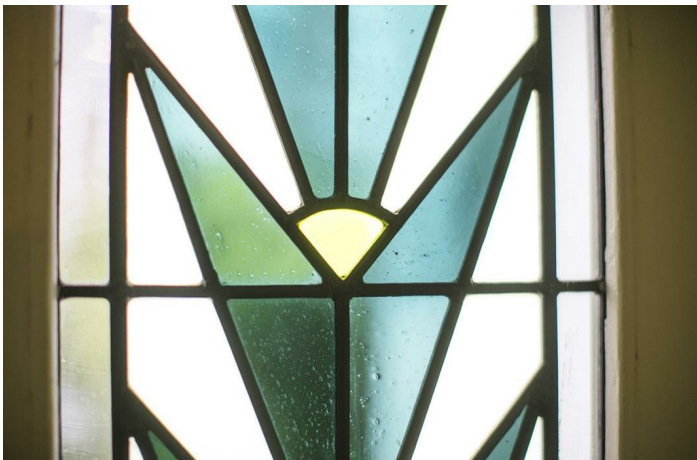
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Impressively Extended Four Bedroom Period Gem With Garden Studio - CHAIN FREE.

Every square inch of this superb four bedroom Victorian home has been lovingly and expertly perfected. From the architect designed full-width kitchen/diner extension to its top floor master suite, the house treats you at every step. It's the perfect combination of traditional original charm and quality contemporary fixtures and fittings. You'll enjoy locally sourced bespoke cabinetry, Farrow and Ball shades, cornicing, high ceilings, mosaic and Fired Earth tiling, original working fireplace, a period wood burner and a fantastic AGA! There's a fancy garden studio with space to comfortably run the company and both your front and rear gardens are handsomely presented. In short, it's a picture perfect, tasteful, spacious house and will make a most special home. The area has easy access to Peckham Rye station (zone 2 and a brisk 10 minute walk) and Denmark Hill station (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars, St Pancras International and out to Croydon, Surrey and Kent. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. You're within a pleasurable stroll of Bellenden Village, Peckham and Camberwell for any amount of social and culinary delights.

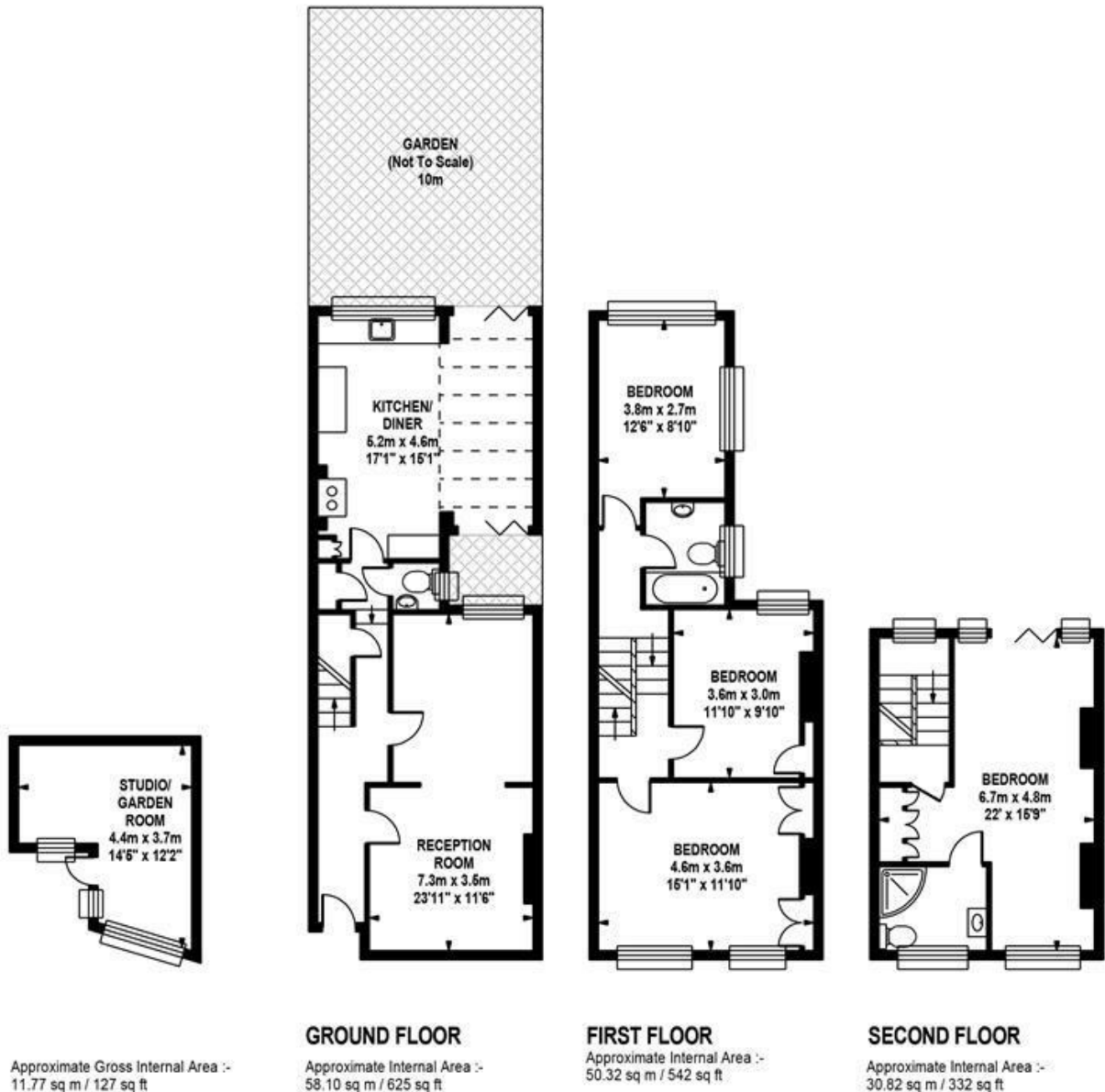
The front garden has some fantastic modern fencing and a gate to match. A curved slate chip bed curls around a large Magnolia surrounded by well chosen shrubs and plants. The flowers and scent come spring are really something! Through a recessed portico you meet a period door with some eye-catching bespoke stained glass. Lovely lead detailed artwork in the light above completes it perfectly. The hall dons Farrow and Ball's 'Lime White' and 'French Gray'. separated at dado rail level. Original timber floors are stripped and sanded as are both doors on your right. So far - so gorge! Your double reception is accessible through either door and stretches almost 25 foot with picture rails and cornicing. To the front, you'll swoon over a most ornate period French fireplace. The rear of the room has a period wood burning stove and a large rear sash window. High bespoke shelving will house all your 'Mills and Boon'.

Further down the hall you find understairs storage and a further floor to ceiling cupboard each opposite a neat guest W/C, where pretty tiling sits over the sink. The kitchen/diner is a truly delightful space, greeting you with the reassuring warmth of a full size AGA against exposed brickwork. A thick, rustic wooden beam allows for hanging pots and pans. The country-style cabinets run into an L and are topped with solid oak. A deep ceramic sink faces down the rear garden and there's plenty of storage and dicing space. As the room is extended full width you'll enjoy a dazzling flood of light through a run of large overhead skylights. Glass sliding doors lead to a neat outside courtyard with some beautiful mosaic tiled detail underfoot. Further sliding doors open rear to the garden where a pretty brick path curves past the lawn and planters to the splendid studio room. This has a stylish angled glass front and decked area. It's a lovely spot to work from.

Back inside, head upward to the first return via an original painted staircase with swanky woollen runner. Your first double bedroom has a lovely dual aspect and steals some garden views. Painted timber floors and neutral walls continue the charm offensive. Next to this sits the family bathroom which is presented with Fired Earth tiling over the sink and bath. The suite is modern and there's a heated towel rail, side aspect frosted sash window and spot lights. Upward another half flight you find a large, bright double bedroom fronting the street with more beautifully painted timber floors. A dainty feature fireplace is flanked by fitted storage units. The third bedroom sits next door with a rear aspect, feature fireplace and yet more storage. One final upward adventure delivers you to that glorious master suite which enjoys proper head room throughout. A full-width wall of bi-fold glass doors to the rear frames a lovely roof-top vista. Open them wide for a magical sense of airiness. There's abundant fitted storage, as you'd expect by now, and an adjoining ensuite shower room with more fabulous Fired Earth tiling. The period suite has a matching heated towel rail and your walk-in shower has a drencher.

In addition to the fantastic rail links, a whole variety of buses run into town along Peckham Road, just three minutes away. These will whisk you to Oval, Vauxhall, Elephant & Castle Stations and the west end in a jiffy. The South London Gallery is great for impressing visitors with! It's just a few minutes stroll. Rye Lane is tantalisingly close for any amount of culture. We love the Bussey Building for its rooftop bars and cinema! You'll find some fab boozers on your doorstep in Camberwell - we love the Hermit's Cave, The Crooked Well, The Tiger and the Camberwell Arms. The highly considered Villa Nursery is as close - now that's an easy morning drop off! The Bellenden area has got it going on. For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Road (a ten minute walk) where you will also find a number of good, local eateries. There are plenty of nearby pubs and eateries to enjoy - we love the Victoria Inn for pints, vino and nosh. Ganapti and The Begging Bowl are similarly popular haunts. 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	47	56
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.



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