

CHADWICK ROAD, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,300,000 TO £1,350,000



## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 1

## FEATURES

Noticeably Wider Than Average  
Sublime Decor Throughout  
Roundhouse Design Bespoke Kitchen  
Top of the Range Appliances  
Freehold



CHADWICK ROAD SE15  
FREEHOLD



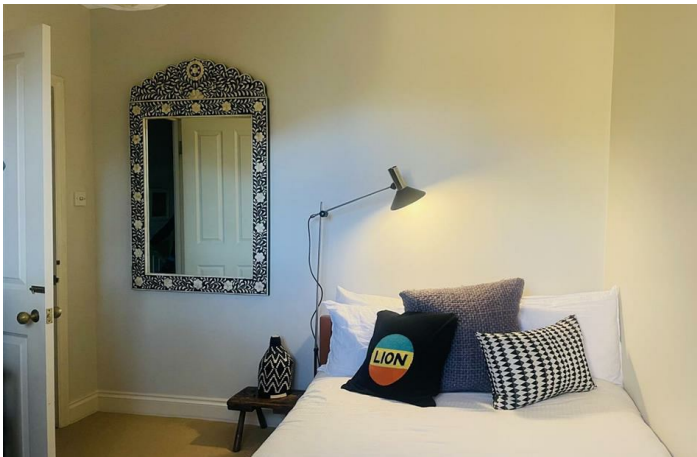
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A Unique and Well Proportioned Three Bedroom Period Charmer with Dishy Finish and Pretty Garden on a Quiet and Popular Residential Road close to Peckham Rye Station.

A stunning, unique and well proportioned three bedroom period charmer. A truly wonderful period home! Enjoying a notably wider appointment than the average house, this superb house with Dishy Finish and Pretty Garden is on a Quiet and Popular Residential Road close to Peckham Rye Station.

This is a rare opportunity to purchase a truly unique 3 bedroom early Victorian house just off Bellenden Road. This magnificent three bedroom period classic benefits from a considerably wider appointment than the average Victorian dwelling. Spanning over 6 metres in width, it incorporates a splendid entrance hall, semi open-plan living area, large kitchen/diner, three lovely double bedrooms and a beautifully presented bathroom with walk-in shower. Its open-plan design gives it a light and airy feel throughout. The decor is another high point - sympathetic, timeless and top quality at every step. The paint shades are a thoughtful selection of Farrow and Ball's best. The kitchen, complete with bespoke Roundhouse units, provides a great entertaining space and family area and opens onto the garden via French doors. A pretty patio garden with a lawn and useful shed awash with mature trees and foliage adds to the charm nicely and feels very private. Chadwick Road forms part of a magical collection of period streets within the Bellenden Village conservation area. From here you can sample the dishy delights of Bellenden Road in seconds. Rye Lane is a short 5 minute stroll and you can be at Peckham Rye Station in moments for swift, frequent services to central London and beyond. The area has a very warm and friendly community and all the residents on the street are on a friendly WhatsApp group. There is a Christmas party once a year and various other social events throughout the y

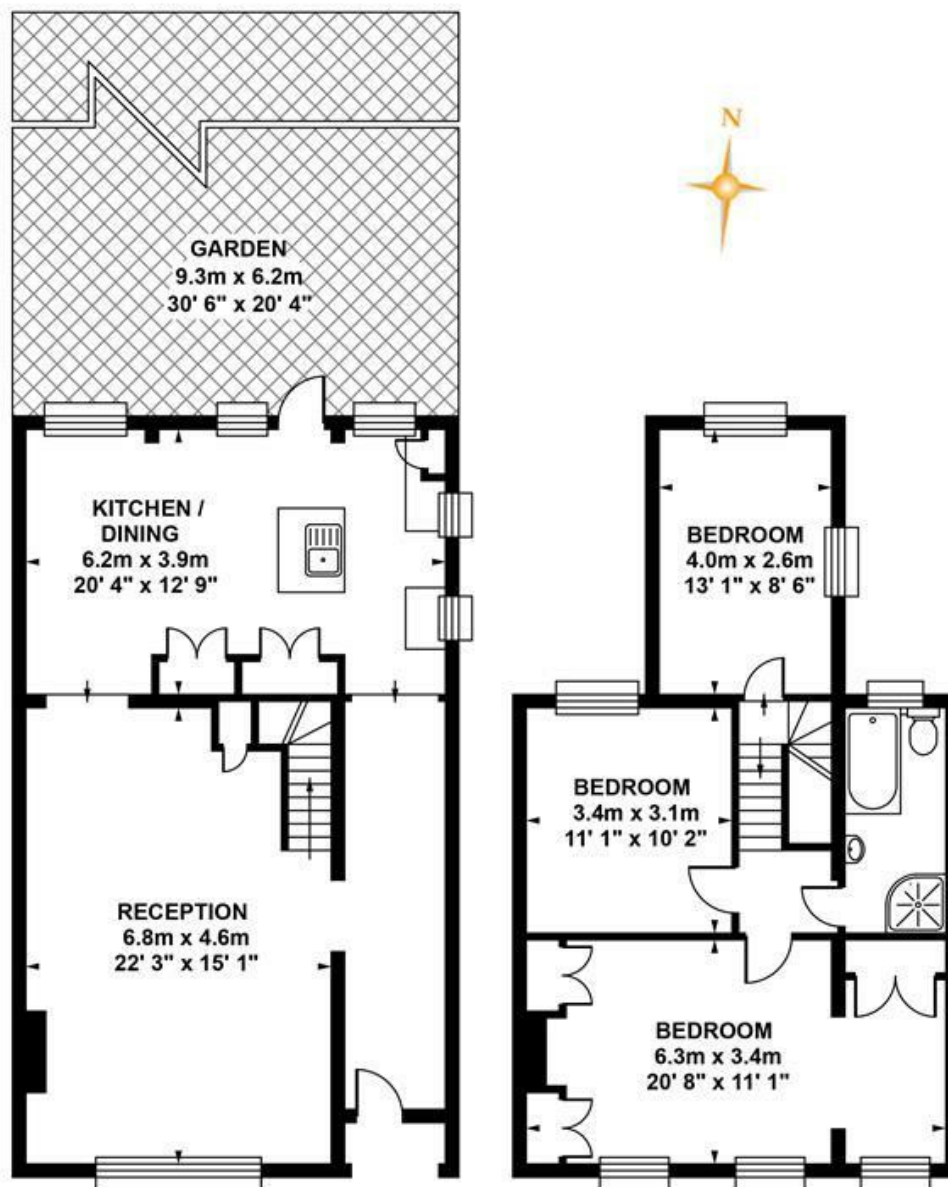
A wide hall with beautifully aged timber floors offers a semi open plan-layout linking to the magnificent living area. This fronts the street through a duo of sash windows, each with shutters. There's a realistic Chesney's gas fire with a period style mantel for good measure. You'll enjoy seating space for many and generous formal dining should you wish. There is also a useful under stairs storage cupboard which could be converted into a downstairs guest loo (subject to planning permission). A tall vaulted opening to the rear leads onward to your fab full-width kitchen/diner with engineered oak flooring running its full length. Three overhead skylights combine with a stunning vaulted picture window. For maximum airiness, the wide French doors open to the rear to the pretty patio area and garden. Here you benefit from, amongst others, an established acer, a fruit-bearing olive tree, an Indian bean tree as well as a glorious red Japanese maple and walls of ivy and fragrant star jasmine - glorious!

Back inside you'll enjoy the fantastic Roundhouse Design Bespoke Kitchen with cherry wood work tops, an integrated double oven Smeg range cooker and a full range of integrated appliances including a new Liebherr fridge/freezer. A large island supplies plenty of space for dicing, slicing and spicing the evening nosh. The kitchen wraps back around to your wide and wonderful hall for a magical sense of width and proportion. Upward bound you find the stairs has hardwearing Sisal flooring (and a handy large storage cupboard underneath). You find the first of your lovely double bedrooms on the return - a dual aspect carpeted affair with garden views. There's even a sneaky peek of the top of the Shard! Bedroom two is also a fine double, also with garden views. The spacious master bedroom lavishly sprawls to the full width of the house and includes a trio of sash windows with sympathetic secondary glazing, it's own dressing area, bespoke wardrobes and storage and louvered shutters. A super swanky bathroom completes the tour with Fired Earth tiling, embossed rubber flooring, Matki shower and bath. There's also a large loft which is great for abundant storage. The loft space could also potentially be converted (subject to planning permission).

This leafy, mature and community driven neighbourhood is bursting with creativity. Peckham Rye is less than a 5 minute walk for swift and frequent services to London Bridge, Victoria, Shoreditch High Street and Blackfriars. Denmark Hill is also easily reached on foot or train. There's a whole variety of buses run into town along Peckham Road and Rye Lane just five minutes away. The property is in the catchment area for both the highly considered Belham Primary school on Bellenden Road and the East Dulwich Charter Secondary School. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby, also within walking distance is the excellent and very popular Nursery and Pre-Prep, The Villa. Local bars include The Victoria Inn, The Hermit's Cave, The Camberwell Arms and The Crooked Well. Even closer is the much loved Montpelier - it's a cracking spot to meet all your new neighbours. Levan and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi - all are just around the corner or a 2 minute walk down the road. This area is spoilt for green spaces such as the 120 acre Peckham Rye Common which is small walk or jog away also very nearby is the local Warwick Gardens and Goose Green, both a gentle stroll away.

Tenure: Freehold

Council Tax Band: E



### GROUND FLOOR

Approximate. internal area :  
68.60 sqm / 738 sq ft

### FIRST FLOOR

Approximate. internal area :  
54.40 sqm / 586 sq ft

### TOTAL APPROX FLOOR AREA

Approximate. internal area : 123.00 sqm / 1324 sq ft

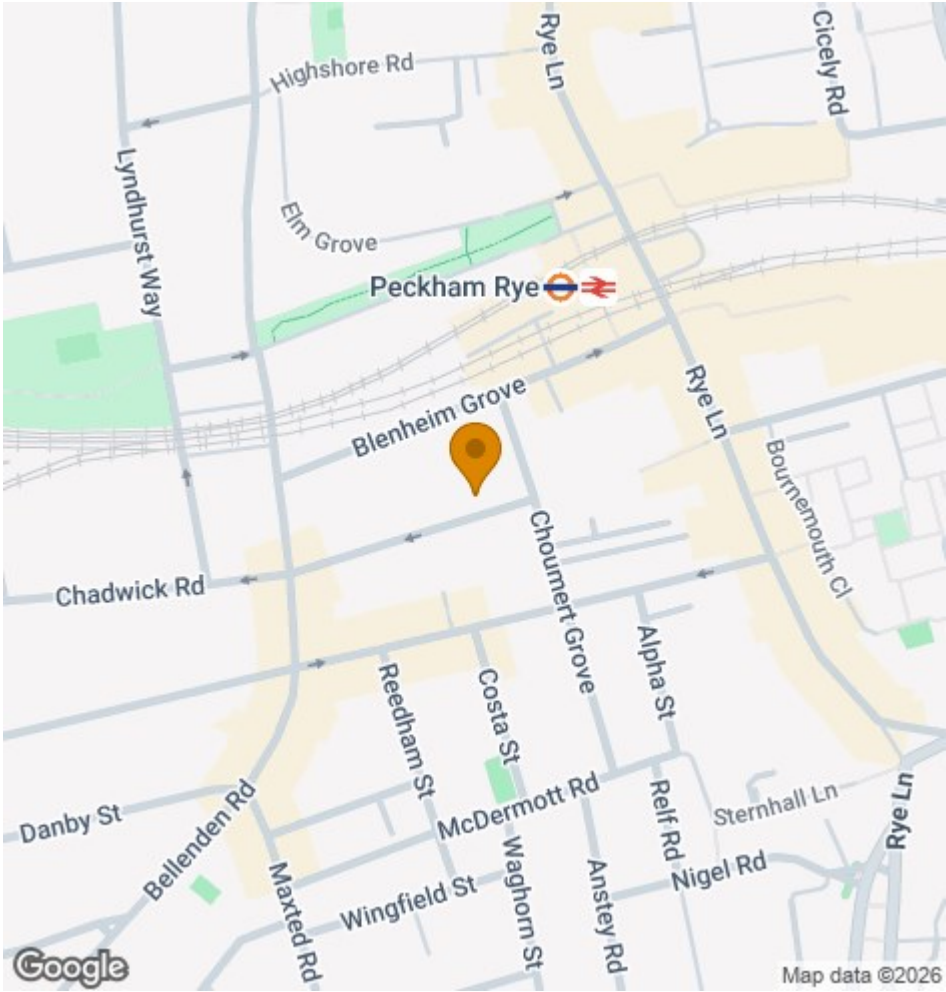
Measurements for guidance only / Not to scale

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FREEHOLD

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 59                      | 76        |
| England & Wales                             | 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 |                         |           |
|                                                                 |                         |           |
| 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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