

ASYLUM ROAD, PECKHAM, SE15

FREEHOLD

£1,650,000



## SPEC

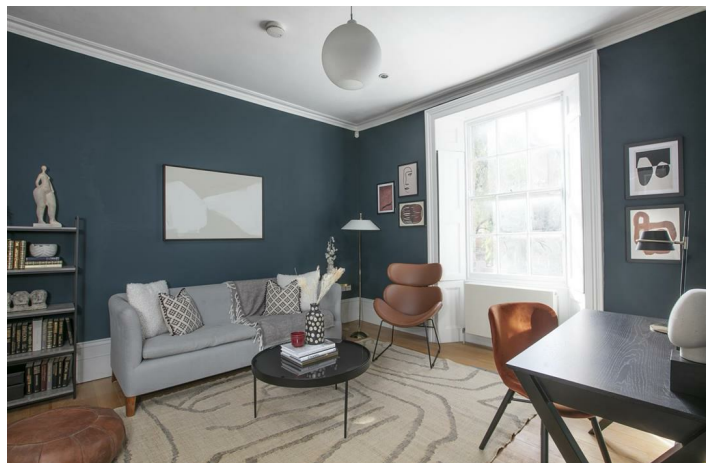
Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

Elegant Interior  
Original Features  
Stunning Garden  
OSP for Two Cars  
Four Floors  
Freehold



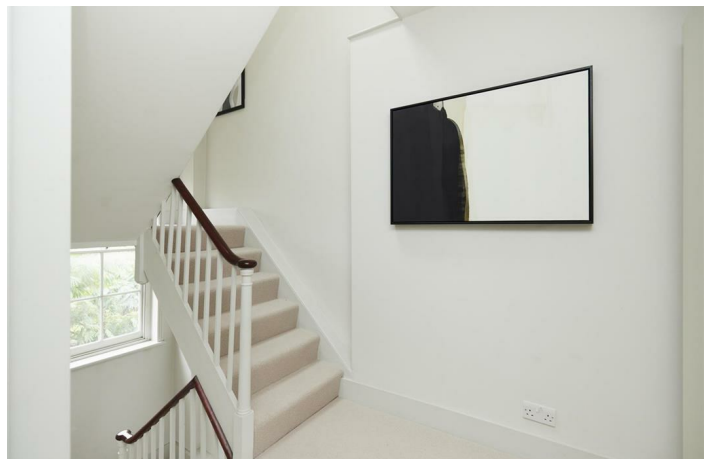
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FREEHOLD



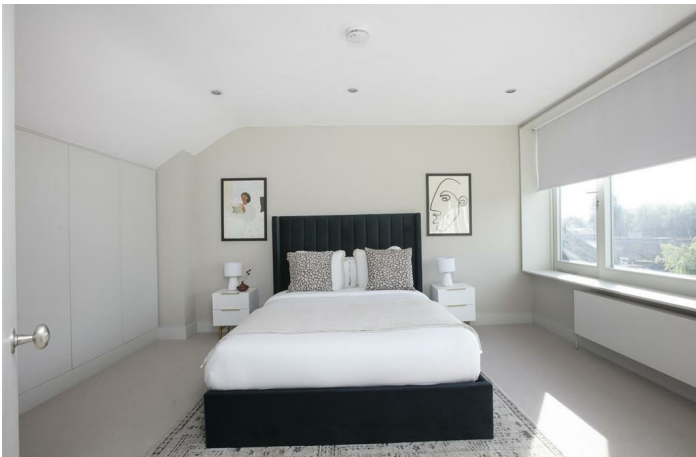
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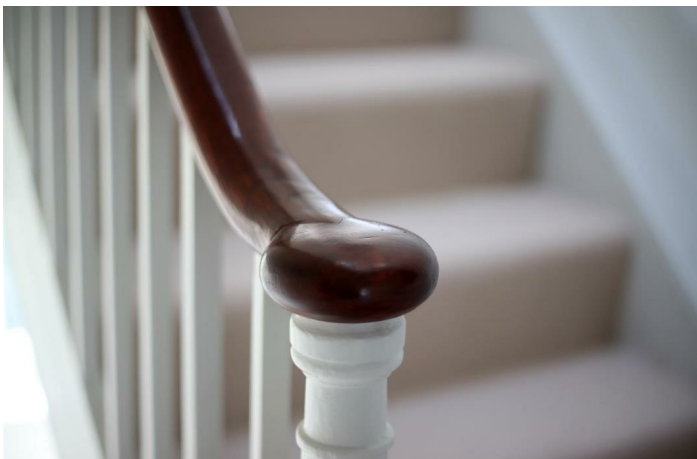
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Elegant Three/Four Bedroom Victorian Home With Beautiful Garden - CHAIN FREE.

Rising four majestic floors, this magnificent semi-detached Victorian home boasts the best of original charm and modern convenience. Enjoying period features and a top notch contemporary kitchen/diner, the property further benefits from handsome shower rooms, ubiquitous bespoke storage and a magnificent landscaped and peaceful rear garden. The accommodation comprises a huge living area/kitchen, double reception, three/four bedrooms, shower room, bathroom, utility room and additional storage. Transport links are ubiquitous and close by. Queens Road is less than five minutes away for swift London Bridge services and the fab London Overground line. That'll have you strutting down Shoreditch High Street in no time. New Cross Gate is about 20 minutes for the other branch of the London Overground and further services.

The house sits behind a generous front garden with space for two cars. A grand set of steps lead up to your original door, painted light sage green. The inner hall has solid wooden flooring and pleasant neutral walls. There's a loo dead ahead with rich dark grey walls and a modern suite. A vast L-shaped double reception comes next with a swanky fireplace, high ceilings and some wonderful original sash windows with shutters. Double doors separate the space. One could easily use the rear section as a bedroom. This space is presented in midnight blue and has more beautiful shutters.

The lower ground floor enjoys two separate deep storage points including a fab walk-in larder. One could instate a wc easily and there's a super handy utility room. The kitchen/living area will impress with lovely tiled flooring and a contemporary breakfast bar that will comfortably host four people. Appliances include an American style fridge-freezer and a fab five ring gas range. A further seating space to the rear precedes double doors with yet more lovely shutters. These open to the wonderful rear garden which enjoys abundant mature greenery. A rear patio affords you the perfect spot for entertaining al-fresco and there's a well appointed garden shed for pottering. As the house is semi-detached it has a side alley and gate allowing easy access between front and back gardens.

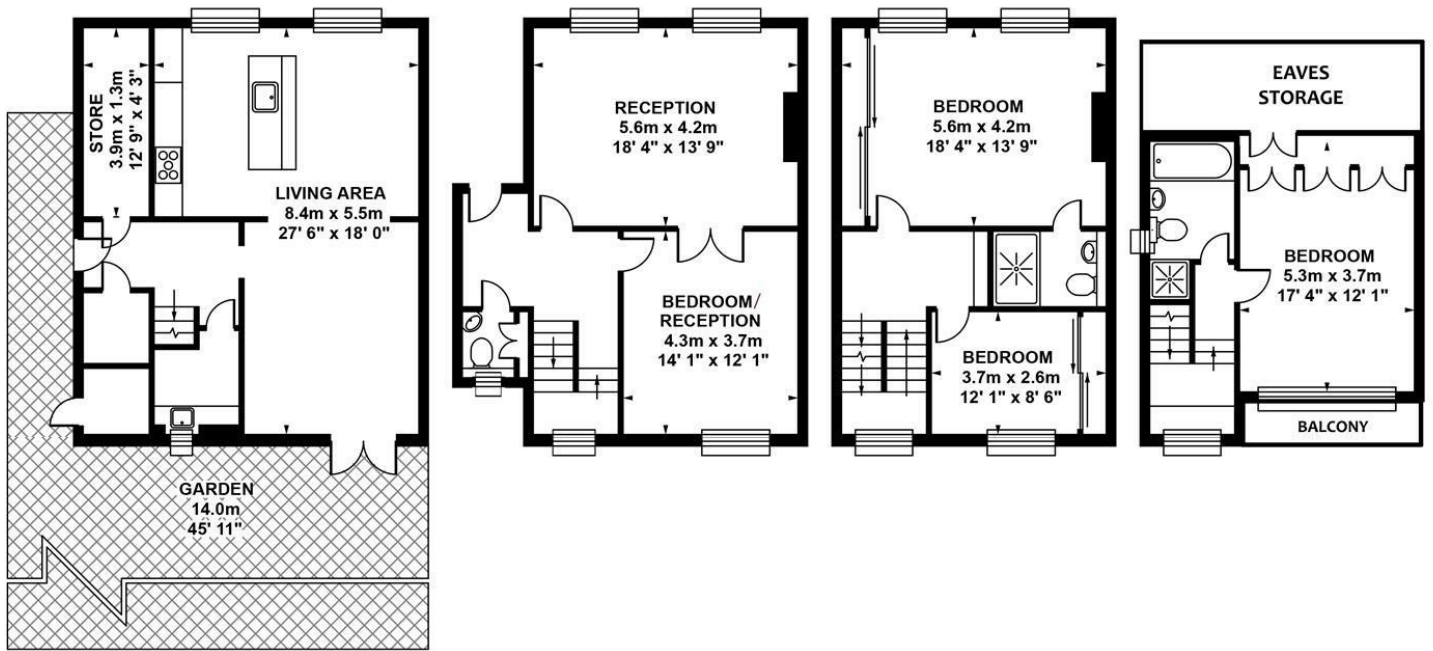
Heading upward you find a bright, well appointed landing with integrated shelving. The master bedroom fronts the street through two large original sash windows. There's an eye-catching feature fireplace and an adjoining en suite shower room. Bedroom two faces rear with another illuminating sash window and pretty blue walls. A final climb to the second floor supplies another large double bedroom. This enjoys a fantastic full-width double glazed window and a wall of bespoke wardrobes. Last but not least comes a handsome shower room with black matt fittings, walk-in shower, semi-circular wash hand basin and loo.

London Bridge services from Queen's Road Station take a mere seven minutes! In addition, The London Overground Line offers services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. Further London Overground services are accessible at New Cross Gate Station - which is an easy 20 minutes walk. This is a well connected location with good bus links into town from the end of the road - the 36 will take you all the way to Paddington and once in Peckham you have the option of the ubiquitous number 12. Bus 436 goes to Battersea Park Station and the 177 takes you up and down Queen's Road/New Cross Road and all the way to Greenwich/Deptford. Bus P12 goes down Asylum Road and connects Surrey Quays to Peckham Rye. Peckham Rye and Telegraph Hill parks are both easily reached on foot - great for tiring the dogs out. Even closer is the lovely Brimington Park and Burgess Park is only 20 minutes away. Edmund Waller and John Donne primary schools (outstanding and good Ofsted ratings) are within range. Shopping and leisure couldn't be easier with Peckham High Street and Camberwell close by.

On your doorstep are the acclaimed Peckham Library, the Peckham Pulse Leisure Centre and boho amenities of Bellenden Road with cafés, bars and restaurants plus a good bookshop and boutiques - it's a pleasurable way to spend a Saturday afternoon! Kender Primary is a short stroll for the kids too. Even closer are the cafes and eateries of Queens Road. Kudu promises amazing food and Beer Rebellion has some fantastic craft beers. Other hotspots include Mama Dough, Well & Fed and the newly opened Peckham Cellars for fine wine. For coffee there's Blackbird Bakery and Well & Fed, and for excellent cocktails there's Smokey Kudu which is in the neighbouring railway arch to Blackbird.

Tenure: Freehold

Council Tax Band: E



**LOWER GROUND FLOOR**

Approximate. internal area :  
61.06 sqm / 657 sq ft

**UPPER GROUND FLOOR**

Approximate. internal area :  
54.00 sqm / 581 sq ft

**FIRST FLOOR**

Approximate. internal area :  
48.16 sqm / 518 sq ft

**SECOND FLOOR**


(excluding balcony and eaves storage)  
Approximate. internal area :  
31.30 sqm / 336 sq ft

**TOTAL APPROX FLOOR AREA** (excluding balcony and eaves storage)

Approximate. internal area : 194.52 sqm / 2092 sq ft

Measurements for guidance only / Not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

