

LYNDHURST GROVE, PECKHAM, SE15

FREEHOLD

£1,250,000

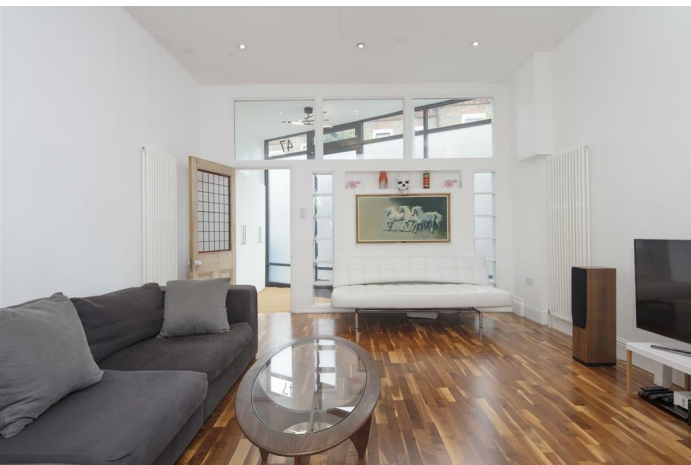


## SPEC

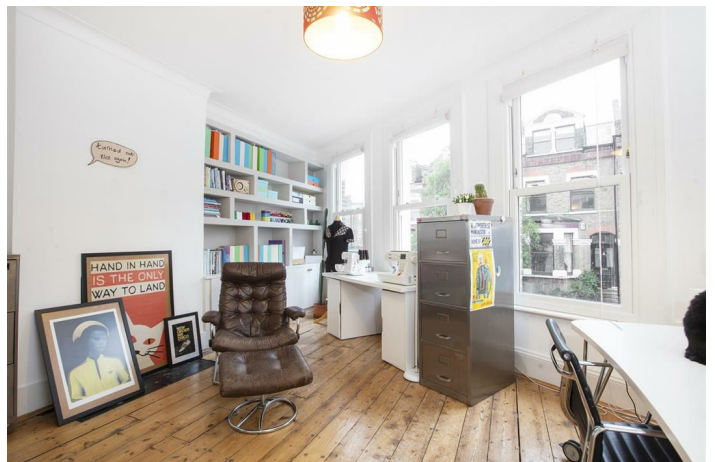
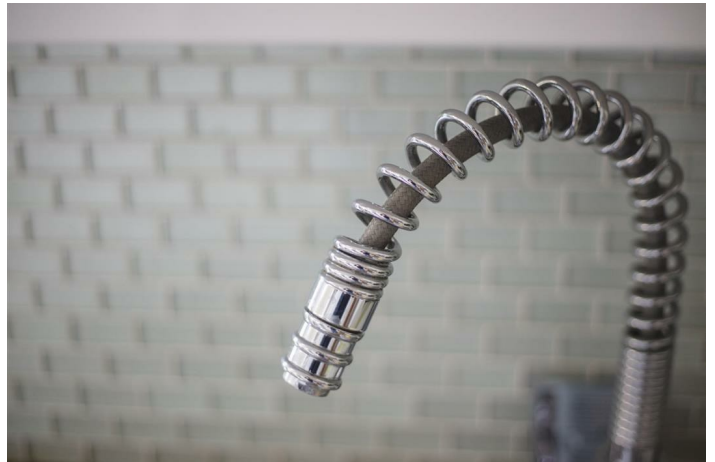
Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

Over 2000sqft - £573 per sqft  
Fantastic City Views  
Amazing Roof Terrace  
Large Eat-in Kitchen  
Three Beautifully Presented Floors  
Period Features  
Virtual Tour Available  
Freehold



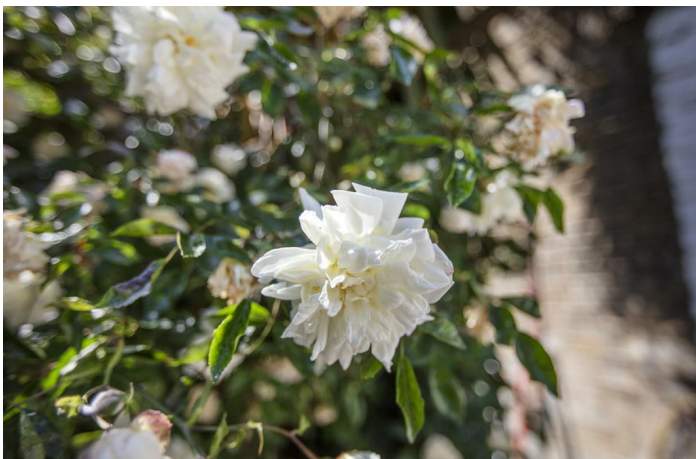
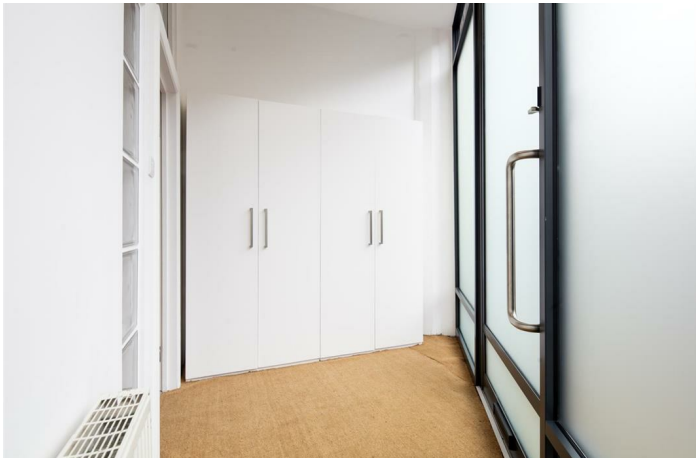
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Uniquely Impressive Four Bedroom Period House Over 2000sqft with Stunning Terrace and City Views.

Having been adorned with an extensive and tasteful refurbishment, this stunning four bedroom Victorian wonder will grab your attention with ease. The rear upper floors (and huge terrace) supply uninterrupted views of the city - a real treat at night. The finish is slick and stylish and boasts top quality fittings throughout. Accommodation generously sprawls over three floors to comprise four lovely double bedrooms, huge reception with formal dining space, gym/study, two bathrooms and a large bright kitchen/diner. That utterly marvellous roof terrace is the pinnacle - boasting views of London and a most impressive spot for al fresco summer dining. You couldn't ask for any more amenities to be close to you. The lovely Bellenden Village, a short stroll through Warwick Gardens, promises a wonderful café, pubs, book shop, dry cleaners and deli. Transport is taken care of with nearby Denmark Hill and Peckham Rye Stations (both zone 2) and the plethora of buses that will whisk you to the West End and beyond.

The entrance lobby has huge frosted panes which allow light to cascade inward. There's generous and funkily presented storage on the right hand wall and plenty of space for coats, umbrellas and all manner of whatnot. Glass bricks and further overhead windows draw light into the reception, which is accessed through a wooden door with gorgeous lead and stained glass detail. Once inside you'll find a most impressive space both in proportion and finish. Dark walnut flooring runs the full length. Crisp neutral walls enhance the space further and there are oblong school house style radiators for a contemporary feel. The ceilings are notably high with dimmer controlled spot lighting for mood setting. A large sash window to the rear allows for yet more light soakage.

Steps to the rear lead to a hall space with storage, shelving and a deep laundry cupboard that houses the boiler and has plumbing for a washing machine. Sliding doors lead from here to the gym/study area, which has a side aspect and can be tweaked for many uses - further reception/sitting space, kids play area etc. Further abundant storage precedes a long corridor which gives way to a fabulous wet room clad in a mix of neutral and aqua mosaic tiling. Two recessed shelving areas with down lighting offers the perfect spot for your lotions and potions. These flank a funky chrome heated towel rail. The shower has a regular moveable shower attachment and drencher. You'll find more deep, seamless storage opposite the wet room continuing down the corridor to the first of your delightful double bedrooms. This very spacious room has more crisp walls and oak flooring and leads, via French doors, to a nicely sized courtyard garden. This space enjoys secure gated access to a side passage that links to Shenley Road. It's great for bikes, bins and mucky dogs.

From the rear of the reception you ascend a half flight to find an unbeatably bright and generous kitchen/diner confidently stretching down the return. Solid wooden flooring and chunky walnut counters set a tasteful tone, as do simple high gloss cabinets. Light gushes in from all directions with two windows to the side, two overhead and yet more French doors which lead to the roof terrace. Venturing outside presents you with the first of those marvellous cityscapes. The terrace is decked, large and party perfect.

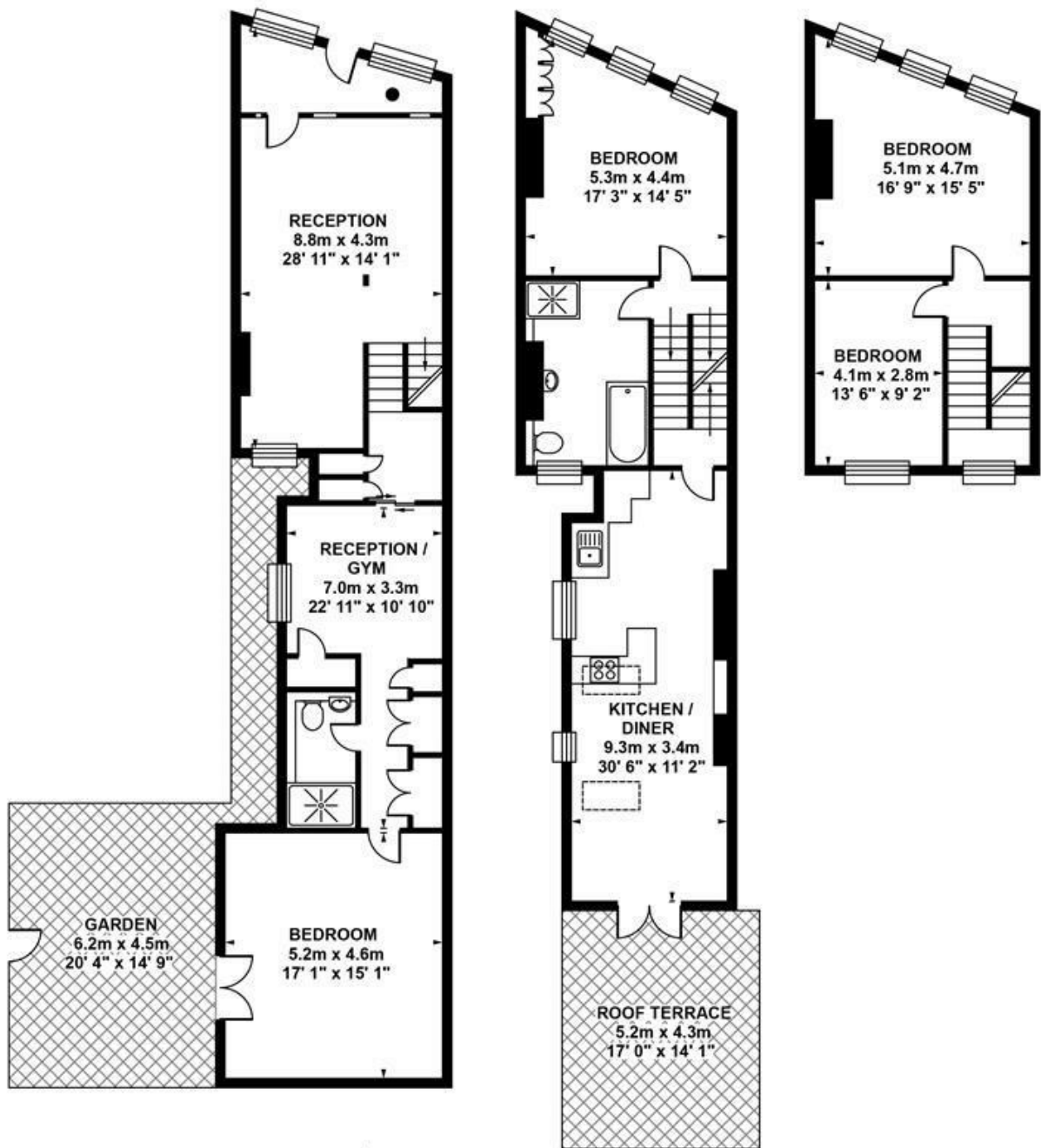
Up another half flight you'll be treated to a massive bathroom which hosts wood panelling, an oversized bath, separate shower, Dalsouple flooring and decidedly cool views over St Paul's. The second bedroom fronts the street displaying the quirky diagonal frontage, with a working fireplace, built in shelving and plenty of room for lazy lounging. The second floor hosts two more bedrooms, both of which are comfortable doubles. The master fronts the street enjoying another triptych of sash windows set into the funky diagonal facade, a striking period feature fireplace and fitted storage. The other faces rear with enough space for a decent double bed and storage and there's some more impressive tip top views stretching from the city to Canary Wharf and the Shard.

From here you can stroll to a wide variety of social activities - there are celebrated bars, eateries, parks and cultural hotspots in every direction. For example, you're within a moment's stroll of the South London Gallery and the wonderful Crane's Kitchen restaurant, plus the quirky Bellenden Road shops are at your fingertips. You have all sorts of buses at the end of the road travelling into and across London, with night services too. A 10-minute walk has you at either Denmark Hill or Peckham Rye stations (both Zone 2) with quick services to Victoria, Blackfriars, Farringdon, London Bridge, Cannon Street and beyond. There are over six bus routes close by if you fancy going West! Dulwich Foundation schools are easily accessible by bus or car. The area is also home to one of London's best hospitals, Kings College, which is a 10-minute walk away. Camberwell enjoys an eclectic variety of independent food stores and a number of excellent bars and restaurants, including the Crooked Well on Grove Lane, the award-winning Camberwell Arms which does a cracking Sunday lunch and the renowned Silk Road. There are a number of fantastic parks in the area, offering an abundance of nature and play, including Brunswick Park, Warwick Gardens, Lucas Gardens, Burgess Park, Lettsom Gardens, and many more.

Subsidence caused by a tree on the pavement. The tree was removed, level monitoring was undertaken 2018/2019 and a Certificate of Structural Adequacy was issued.

Tenure: Freehold

Council Tax Band: E



**GROUND FLOOR**

Approximate, internal area :  
86.02 sqm / 926 sq ft



**FIRST FLOOR**

Approximate, internal area :  
68.63 sqm / 739 sq ft

**SECOND FLOOR**


Approximate, internal area :  
39.72 sqm / 428 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate, internal area : 194.37 sqm / 2093 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			
		67	84
<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) 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			
<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.

