

MONTPELIER ROAD, PECKHAM, SE15

FREEHOLD

£825,000



SPEC

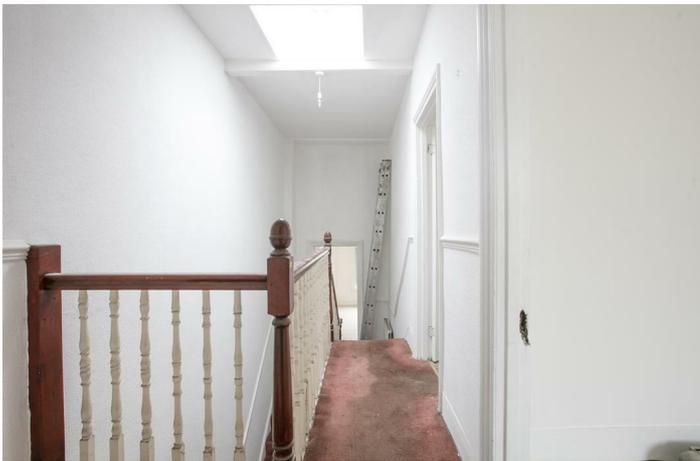
Bedrooms : 4
Receptions : 1
Bathrooms : 1

FEATURES

Exciting Refurbishment Potential
Excellent Proportions
Victorian Building
Close to All Amenities
Freehold



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Large Four Bedroom Victorian Home in Need of TLC - CHAIN FREE.

Whilst this four bedroom period home needs a complete refurbishment, it offers a wonderfully proportioned interior, high ceilings, a sprinkling of period features and a location to get really excited about. The accommodation, over two bright floors, comprises a huge double reception, kitchen, three lovely double bedrooms, a fourth single bedroom and bathroom. The rear garden is a decent size. Transport links are ubiquitous and close by. Queens Road is but two 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 is about ten minutes for the other branch of the London Overground and further services.

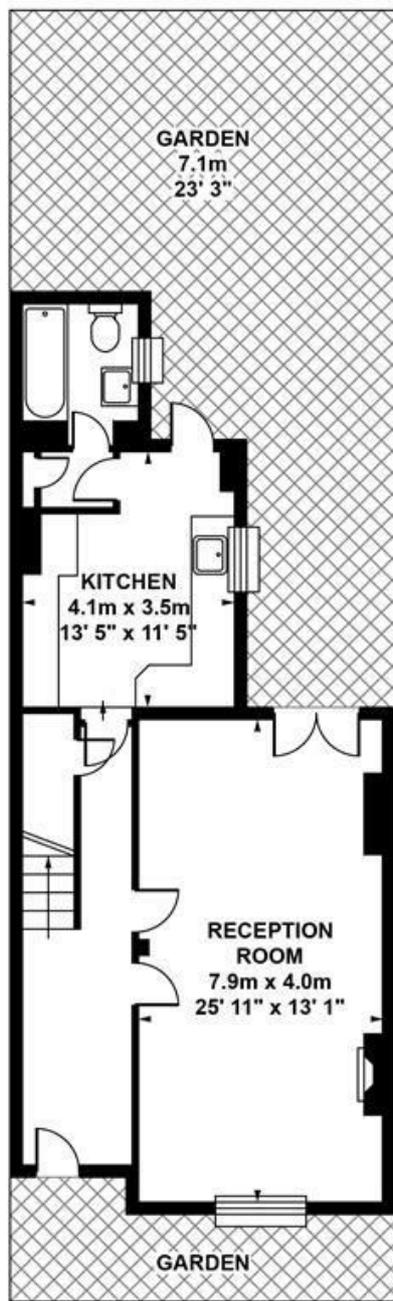
A walled front garden leads off the road where you'll enjoy some original cornice work on the exterior. Your inner hall is notably wide and offers access, through either of two doors, to that huge double reception. One could easily separate them into two fine sized rooms. Double doors lead from the rear of the space to the garden and there's an original feature fireplace to the front. Further down the hall you find a kitchen which too has garden access. The bathroom adjoins to the rear of the kitchen. Heading upward you find a long, spacious landing. Three of your bedrooms are healthy doubles and there's a fourth single room facing front.

London Bridge services from Queen's Road Station take a mere 10 minutes! In addition, The London Overground Line offers services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a well connected location with good bus links into town from the end of the road - the 436 will take you all the way to Paddington and once in Peckham you have the option of the ubiquitous number 12. The 177 takes you up and down Queen's Road/New Cross Road all the way up to Greenwich/Deptford and the river. As York Grove is closed at one end, it's extremely quiet and certainly one of the most sought after in the immediate area. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. 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. York Grove is also in the catchment area for the friendly and active ARARA residents association. It's a fab way to meet all your lovely neighbours!

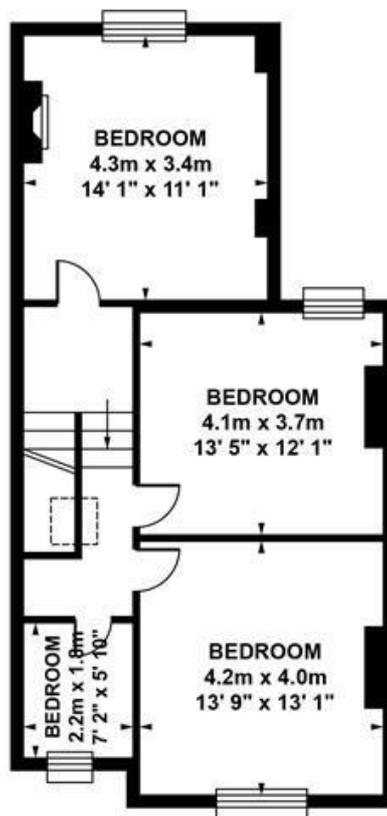
Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate internal area :
66.24 sqm / 713 sq ft



FIRST FLOOR

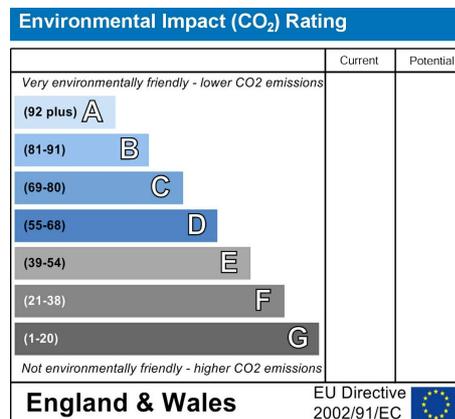
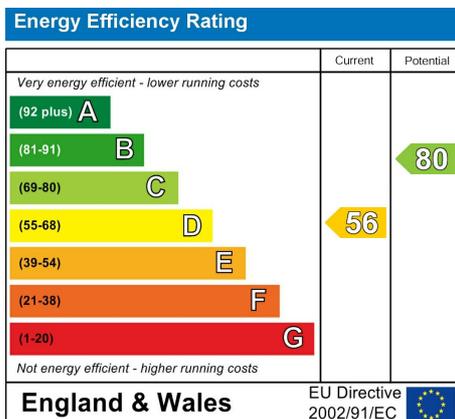
Approximate internal area :
64.19 sqm / 691 sq ft



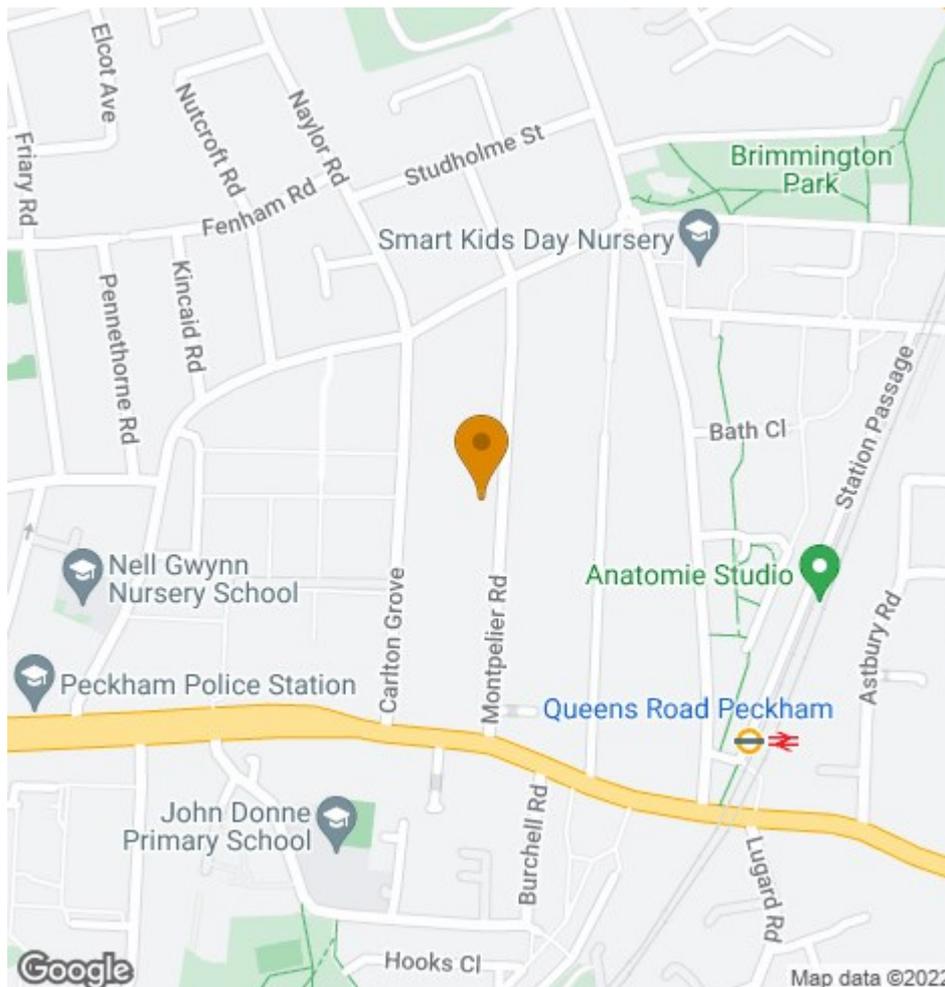
TOTAL APPROX FLOOR AREA

Approximate internal area : 130.43 sqm / 1404 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.



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