Wooster & Stock

# DENMAN ROAD, PECKHAM, SE15

## FREEHOLD

## GUIDE PRICE £1,100,000

## SPEC

Bedrooms : 5
Receptions : 1
Bathrooms : 2

## FEATURES

Three Bright Spacious Floors
65 Ft Rear Garden
Exciting Potential
Freehold

DENMAN ROAD SE15
FREEHOLD

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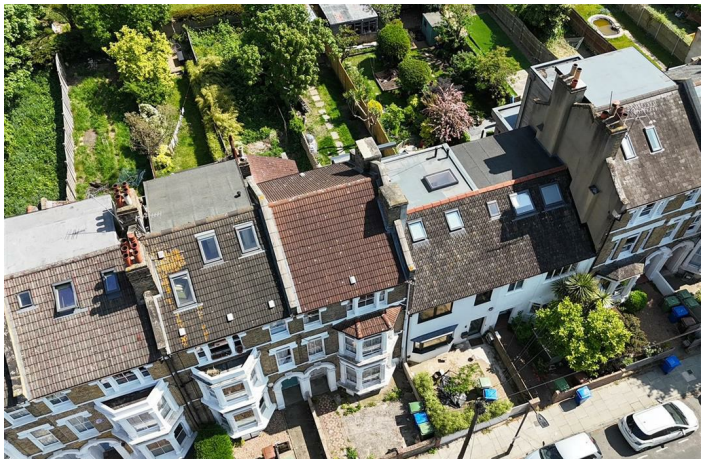
FREEHOLD



DENMAN ROAD SE15
FREEHOLD

Amazing Five Bedroom Victorian Home in Need of Your Flair - CHAIN FREE.

We love a doer upper! It's rare to find a home with such potential in this much-loved locale. Sitting along the peaceful, mature and well-connected Denman Road is this fantastic five bedder - complete with 65 ft rear garden! Spread over three bright, spacious floors, the property is need of complete renovation - but that's the fun bit! The accommodation currently comprises a large double reception with adjoining lean-to, super generous kitchen/diner, five double bedrooms, bathroom, shower room and separate wc. There's a large storage cellar too. Denman Road has an inimitably eclectic mix of period architecture. It rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable five minute ramble of bountiful Bellenden Village. Transport is a cinch with Peckham Rye Station a seven minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more.

A well appointed front garden with wrought iron gate and plenty of space for bikes and bins leads in off the street. You're greeted by a generous hall with high ceilings. This leads to the huge double reception which enjoys a wide front bay window and access to the rear to a neat lean-to. Further along the hall you'll find access to the large storage cellar preceding your kitchen/diner. This has a sunny side aspect and adjoining shower room. Upward to the first floor you meet a large front-facing master bedroom stretching to the full width of the property. Bedroom two, another double, sits next to this. There's a third double bedroom on the lower return next to a bathroom and separate wc. The second floor completes the tour with two more lovely bright double bedrooms - each with original storage.

For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Village (a 3 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The South London Gallery Café is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery is as close - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 5 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. 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.

Tenure: Freehold

Council Tax Band: F

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FREEHOLD

**LOWER GROUND FLOOR**
Approximate. internal area :
12.00 sqm / 129 sq ft

**GROUND FLOOR**
Approximate. internal area :
68.59 sqm / 738 sq ft

**FIRST FLOOR**
Approximate. internal area :
58.00 sqm / 624 sq ft

**SECOND FLOOR**
Approximate. internal area :
38.48 sqm / 414 sq ft

## TOTAL APPROX FLOOR AREA

Approximate. internal area : 177.07 sqm / 1905 sq ft

Measurements for guidance only / Not to scale

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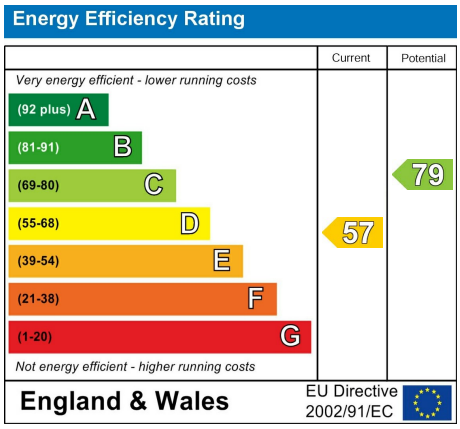
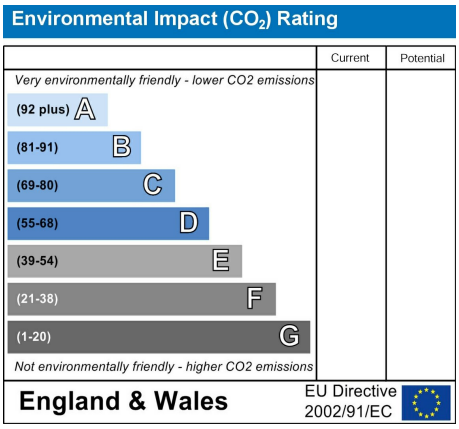
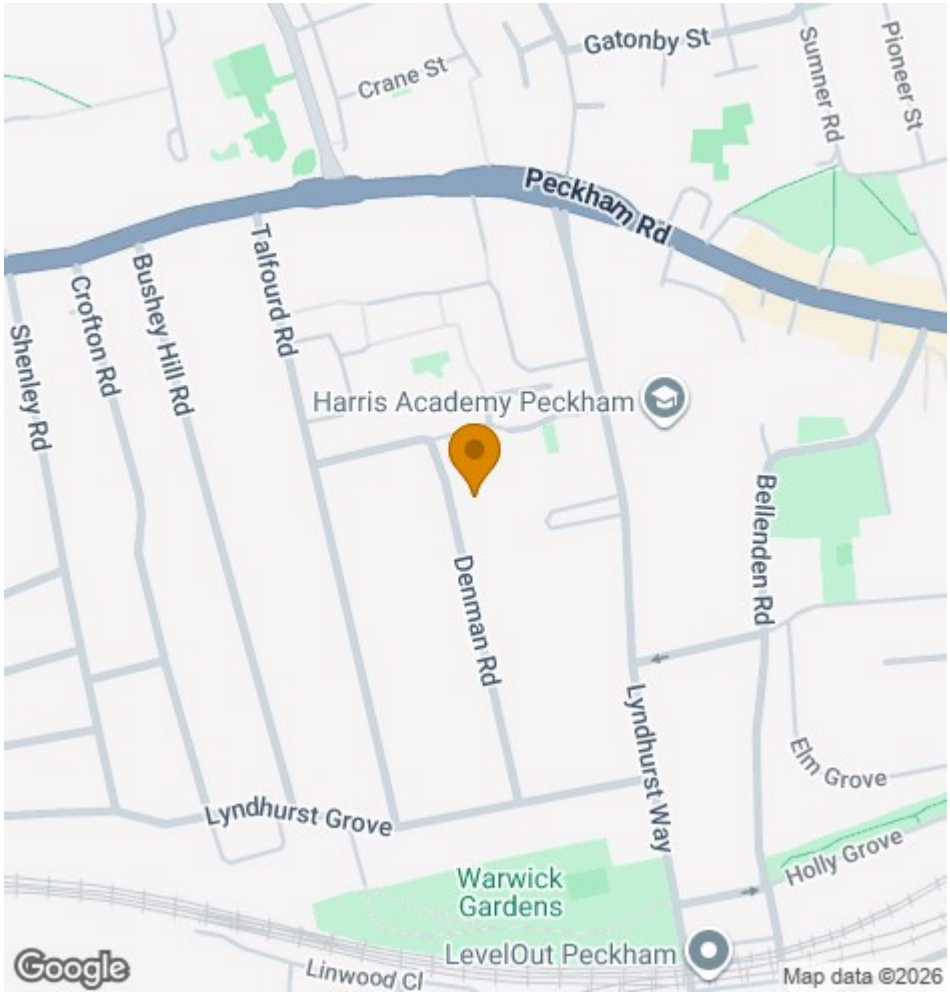



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.





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