

RELF ROAD, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,000,000 - £1,100,000



SPEC

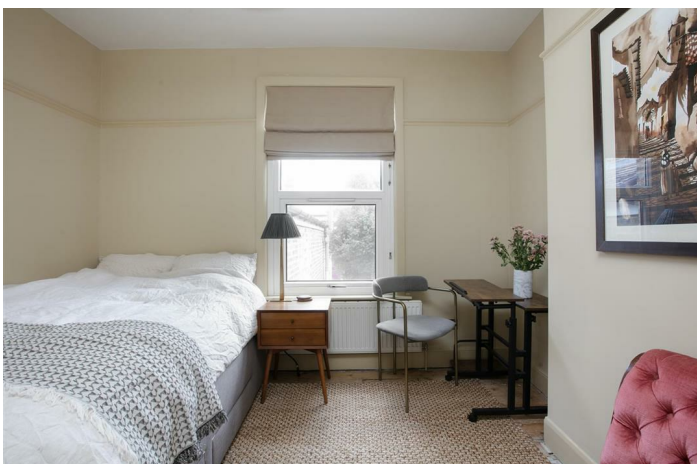
Bedrooms : 3
Double Reception : 1
Bathrooms : 1
WC: 1

FEATURES

Wonderful Decorative Touches
Original Features
Planning Permission for Side Return and Loft
Corston Architectural Fixtures
Freehold



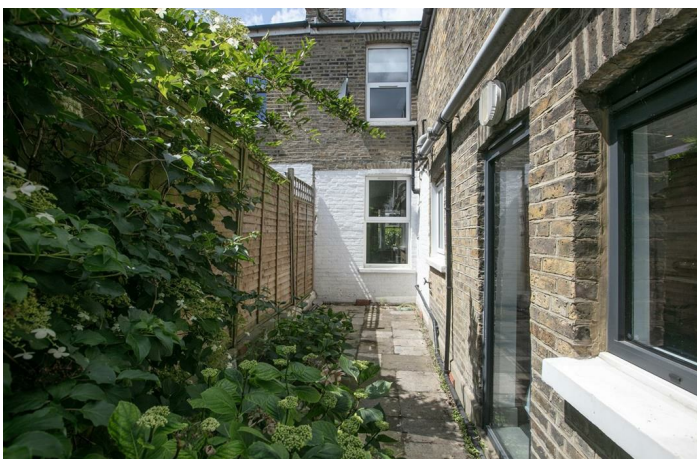
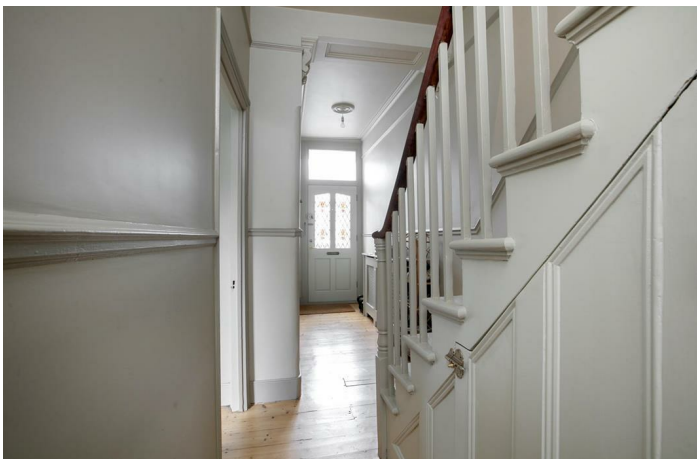
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Elegantly Presented Three Bedroom Period Home on Best Street.

This marvellous three bedroom period home enjoys a notably tasteful interior - including some expertly chosen 'Atelier Ellis' wall tones. There's a healthy smattering of original features as well as some noteworthy contemporary additions. Attractions include 'Corston Architectural' antique brass sockets and light fixtures, an integrated sound system, dado rails, corbels and cornicing. The accommodation comprises a double reception, kitchen/diner, two large double bedrooms, a single bedroom and bathroom. A neat patio garden supplies direct access to Sternall Lane and Planning is in place for a side return and loft meaning you enjoy plenty of potential. The property has also been recently replastered. Bellenden Village is just a few moments stroll for cafes, pubs and eateries a-plenty. Peckham's impressive list of social attractions is also easily reached and Lordship Lane supplies yet more cosmopolitan highlights. Transport is taken care of with nearby Peckham Rye Station whizzing you to central London in no time.

The hall greets you with the usual period pleasantries - high ceilings, dado rails, cornicing and corbels. Breathtakingly expensive 'Corston Architectural' antique brass light fixtures and sockets (as throughout) finish the look perfectly. Stripped timber floors run to the double reception which stretches generously from the front bay to the rear sash windows. There's a wood burner and dishy feature fireplace, louvered blinds and low level storage units. The walls are Little Green's 'Green Stone' and there's a complimentary 'Green Stone Light' on the frieze. The first of the Integrated sound system is to be enjoyed here. The speakers are individually sprayed to match the ceiling colour meaning they blend in perfectly.

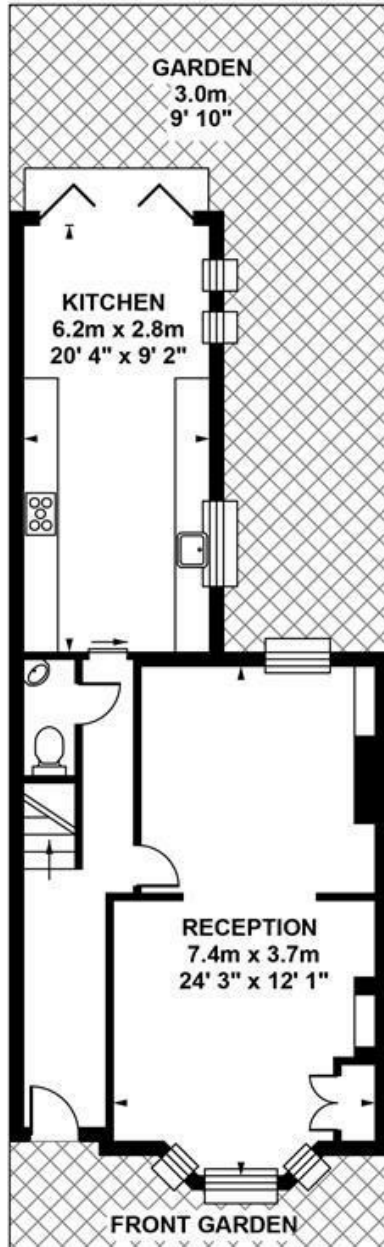
Further along the hall you find cleverly tucked laundry cupboard under the stairs next to a handy loo. A sliding door opens politely to the kitchen/diner which has plenty of cabinet and counter space. You'll also note a ceramic butler sink, five ring gas range, integrated fridge/freezer and dishwasher. The dining area sits to the rear preceding lovely bi-fold doors to the wrap-around patio garden. Direct access to Sternall Lane makes it easier for the cyclists and dog owners amongst us.

Upward bound you meet a carpeted first return with more moodily dulcet wall tones. A rear-facing bedroom with stripped timber floors and a pretty streetscape sits next to the bathroom. This boasts a lovely double walk-in shower, contemporary roll top bath and crisp white suite. The first landing has gorgeous painted timber floors and fitted storage. A front-facing master bedroom spreads into the full width of the building with two large sash windows and a wall of floor-to-ceiling fitted storage. The ceiling has been colour-drenched for a uniform tasteful vibe. Bedroom three enjoys a calming rear aspect, original storage and dado rails. The loft enjoys solid boarding, lighting and a newly instated fitted ladder. It's fantastic for storage and fully insulated to improve energy efficiency.

Bellenden Village supplies abundant independent local shops (including award winning Flock & Herd butcher) and eateries (Begging Bowl, Artusi). Peckham is reachable within minutes for excellent coffee (Nola, Old Spike) as well as some of the best pubs, breweries and restaurants southeast London has to offer (Levan, Forza Wine, Frank's, Brick). A short walk across Goose Green takes you to Lordship Lane and its delis, gyms and a Picturehouse cinema. Green spaces also abound with the expanse of Peckham Rye Common and Par on your doorstep. Transport is taken care of by nearby Zone 2 Peckham Rye Station (less than a 10-minute walk away) with direct services to London Bridge, Victoria, Blackfriars, St Pancras International and out to Croydon, Surrey and Kent. The London Overground takes you to Clapham Junction or Shoreditch in 15 minutes and passengers can change at Canada Water for the Jubilee Line. Popular Little Jungle Nursery is round the corner and The Villa Nursery and Pre-Prep School (for 2-7-year-olds) is also close by. Desirable local primaries include The Belham, St John's & St Clements, and Goose Green.

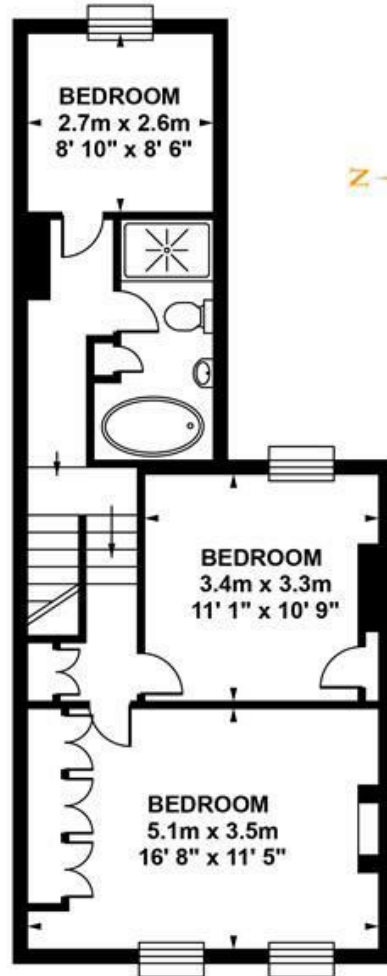
Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
53.07 sqm / 571 sq ft



FIRST FLOOR

Approximate. internal area :
52.47 sqm / 565 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 105.54 sqm / 1136 sq ft
Measurements for guidance only / Not to scale

RELf ROAD SE15
FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

