

TALFOURD ROAD, PECKHAM, SE15
LEASEHOLD
£635,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 999 years remaining

Service Charge : £1200 per annum

Ground Rent : £100 per annum

FEATURES

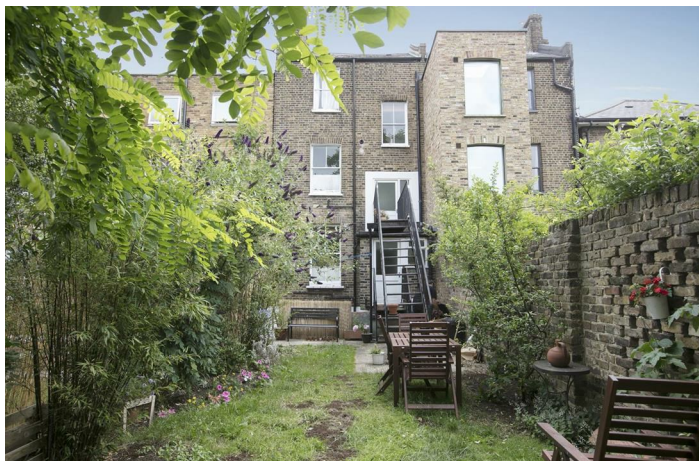
Leasehold

Split Level

Private Garden

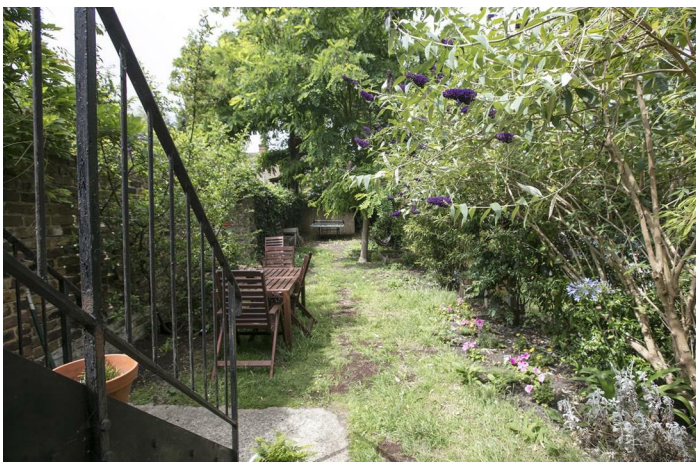
Excellent Location

Virtual Tour Available



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Split Level Two Bedroom Period Conversion With Private Garden - CHAIN FREE.

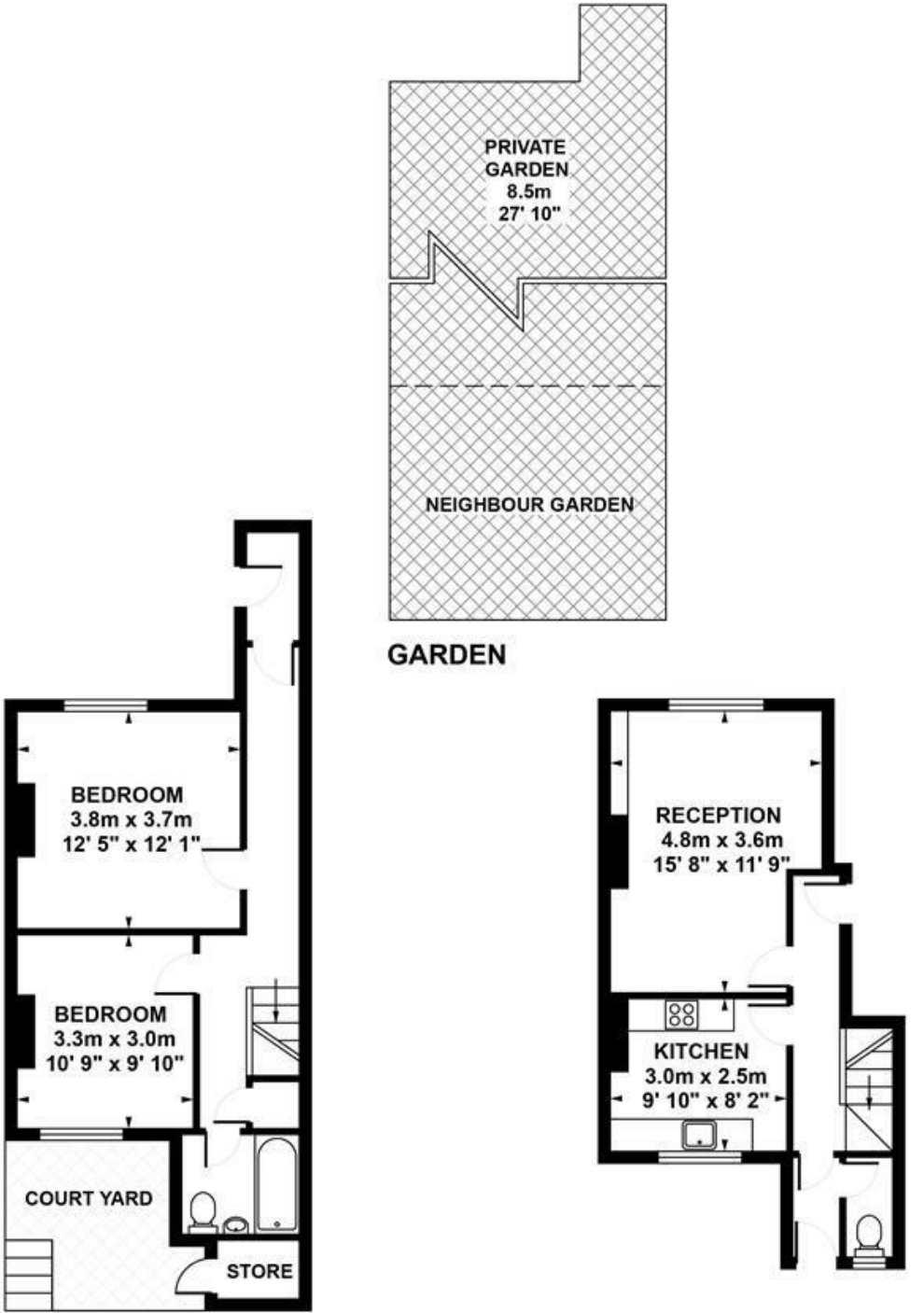
Spread over the upper and lower ground floors of a perfectly placed Victorian classic, this terrific two bedroom garden flat promises a fine spot to call home. Comprising a bright reception, separate kitchen, bathroom and two peaceful bedrooms, the flat further benefits from a private lower courtyard and leafy garden. Talford Road, originally built as a show road, has a beautifully 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 more.

A shared entrance leads in from the upper ground floor. Your inner hall is carpeted and offers access to the front facing reception which has lovely high ceilings and a triptych of original sash windows. The kitchen sits next door with a lovely view over the garden. At the end of the hall you find a neat wc. Garden access is offered here also. Split over the lower courtyard and upper lawn, it's a leafy pleasant space that grabs plenty of afternoon sun. The lower ground floor consists of two peaceful bedrooms and a bathroom with white suite and shower over the bath. Access is offered to the front outside area where you can store bikes and the like.

The Bellenden area has got it going on. For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Road (a 3 minute walk) where you will also find a number of good, local eateries. Neighbours include artists, painters and even an Oscar winner! The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. We love the Bussey Building for its rooftop bars and 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. There are plenty of nearby pubs and eateries to enjoy - we love the Victoria Inn for pints, vino and nosh. Ganapti and The Begging Bowl are similarly popular haunts. 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.

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LOWER GROUND FLOOR

Approximate. internal area :
41.96 sqm / 451 sq ft

UPPER GROUND FLOOR

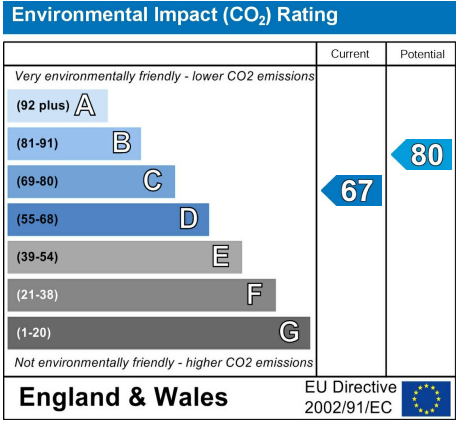
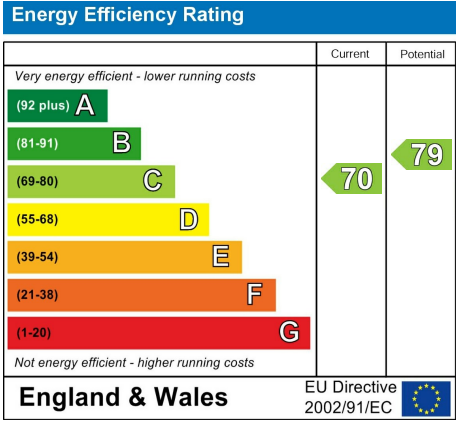
Approximate. internal area :
33.35 sqm / 358 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 75.31 sqm / 809 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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