

DENMAN ROAD, PECKHAM, SE15
LEASEHOLD - SHARE OF FREEHOLD
OFFERS IN EXCESS OF £600,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Lease Length : 163 years remaining

Service Charge : none

Ground Rent : none

FEATURES

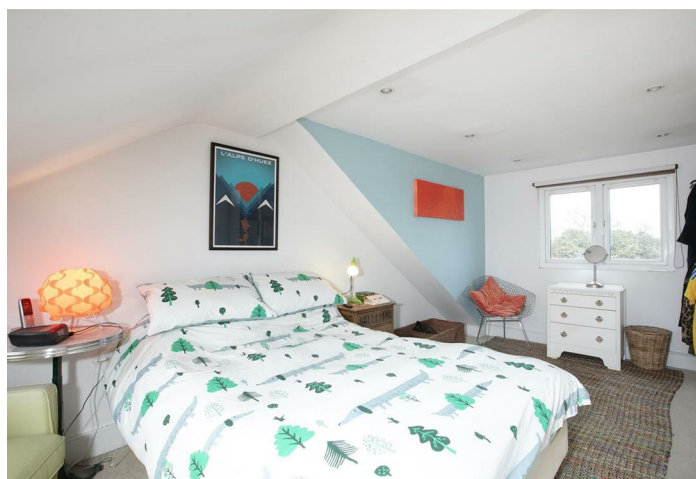
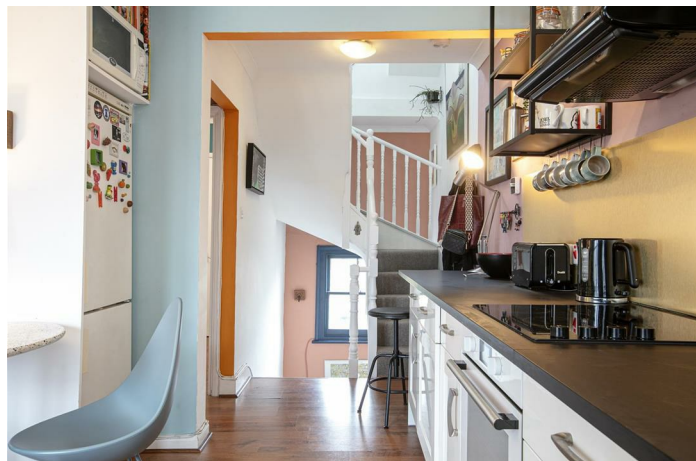
Split-Level

Tasteful Decor Throughout

Open-Plan Living Area

Prized Location

Share of Freehold



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Tasteful Split-Level Two Bedroom Period Conversion in Best Spot - CHAIN FREE.

You're going to love this amazing split level Victorian conversion! Spread generously over the upper two floors of a handsome Denman Road classic, it incorporates a wonderful open plan living area, adjoining kitchen, two lovely bedrooms, bathroom and a fab contemporary shower room. 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.

The inner hall starts on the first floor affording you a most private stairwell. This is kept light and lovely by a large rear-facing sash window. Upward bound you find the living area runs open plan into the full width of the building. It's a bright, inviting space with vibrant wall tones, arched recesses with shelving and four front-facing sash windows. A contemporary kitchen runs along the left wall with plenty of counter space. Appliances include a modern four ring electric hob, integrated full sized dishwasher, oven and integrated washing machine. There's ample dining and lounging space to enjoy. The bathroom tucks neatly between this and the first of your bedrooms. Currently used as a comfortable work-from-home space it'll easily fit a double bed and has pleasant rear views. The property further benefits from a Hive thermostatic controlled gas central heating system throughout.

Upward again to your top floor you find a boastful master bedroom with a bright dual aspect. It's a large carpeted room with twin Velux fronting the property and a double casement window to the rear. There's plenty of storage to be had in the recessed eaves. A modern shower room completes this floor with modern tiling, a large Velux, walk-in shower and a contemporary suite. The upper stairwell enjoys a further rear-facing casement window for maximum airiness.

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.

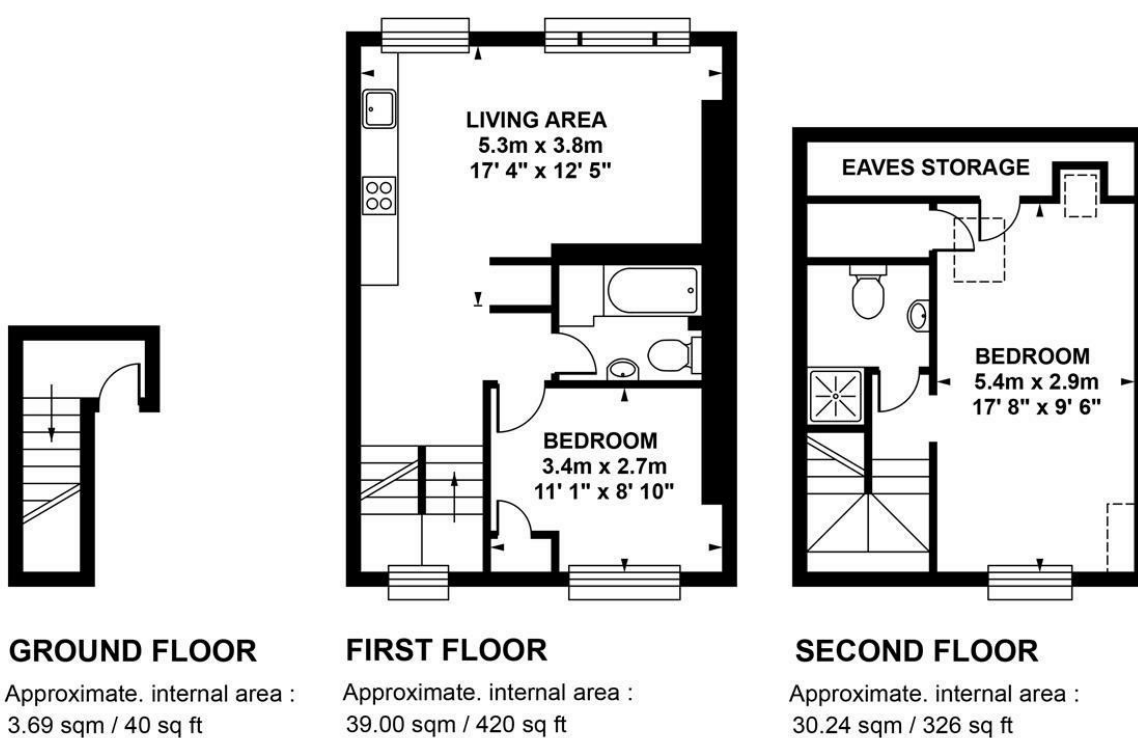
Tenure: Share of Freehold

Lease Length: 163 years

Council Tax Band: A

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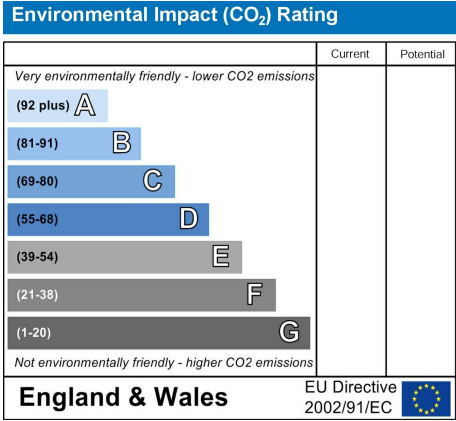
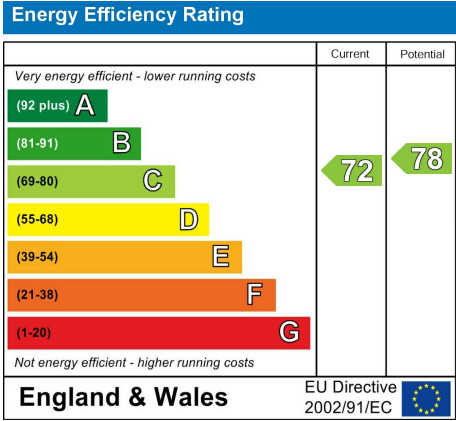
TOTAL APPROX FLOOR AREA

Approximate. internal area : 72.93 sqm / 786 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.

