

MONTPELIER ROAD, PECKHAM, SE15

FREEHOLD

£1,175,000



## SPEC

Bedrooms : 4  
Receptions : 1  
Bathrooms : 1

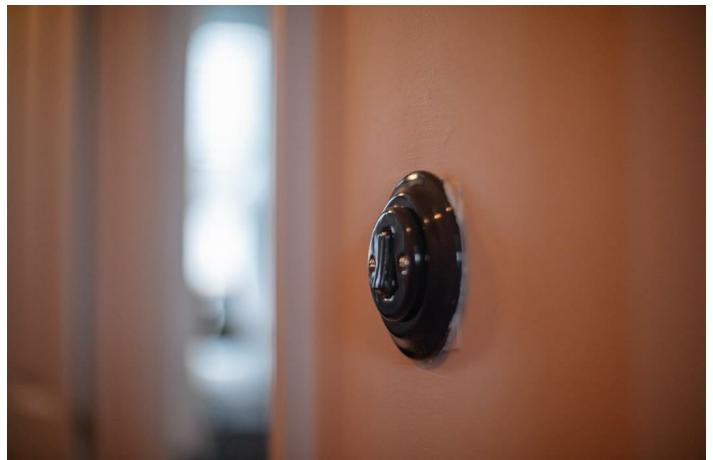
## FEATURES

Wonderful Original Features  
Storage Cellar  
Sympathetic Styling  
Mature Yet Convenient Location  
Freehold



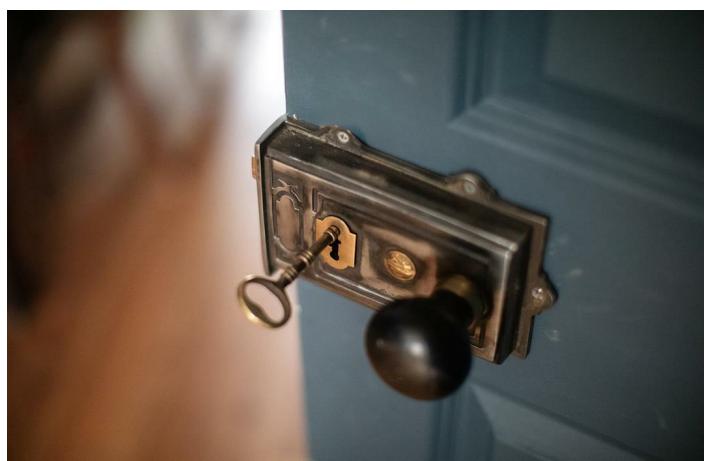
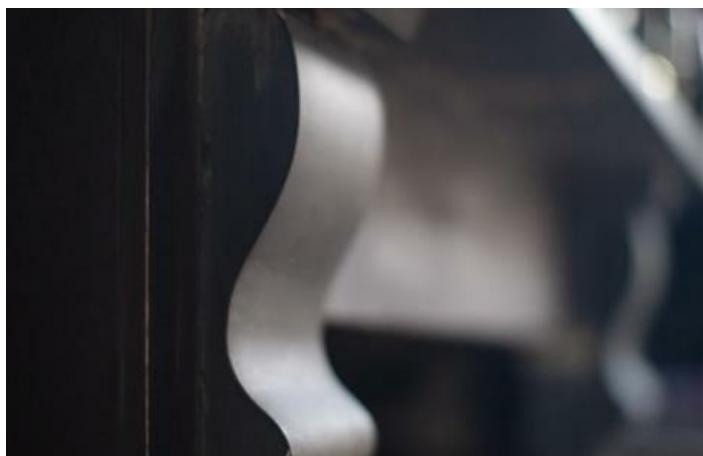
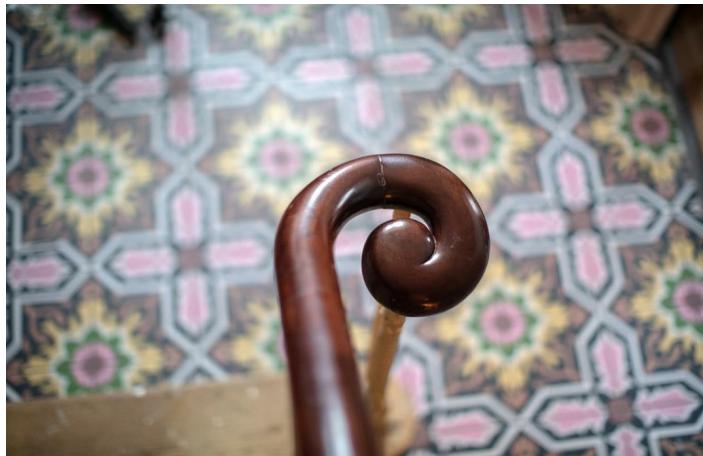
MONTPELIER ROAD SE15

FREEHOLD



MONTEPLIER ROAD SE15

FREEHOLD



MONTPELIER ROAD SE15  
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Utterly Charming Four Bedroom Period Home With Original Features.

This perfectly placed four bedroom period home retains a wealth of original character and charm including cornicing, fireplaces and a staircase to write home about! The accommodation spreads generously over two lovely floors to include a vast double reception, long and productive hall, spacious and light filled kitchen with space for dining and relaxing overlooking the garden diner, four dishy bedrooms, striking bathroom, wc and a fab storage cellar and boarded loft. Transport links are ubiquitous and close by. Queens Road is but two minutes away for swift London Bridge services and the fab Windrush line. That'll have you strutting down Shoreditch High Street in no time. The new Bakerloo bus link to London Waterloo on the Old Kent Road. New Cross is about ten minutes for the other branch of the London Overground and further services. This is a truly warm and welcoming community. The aptly named Monty Village WhatsApp Group is a tremendous resource for connecting with your lovely neighbours. There's a 'Monty' book club too! Local eats include a fantastic Italian café at the end of Montpelier Road and the newly opened Connie's Pizza by the station! The Meeting House is great for pastries, lunches and wine!

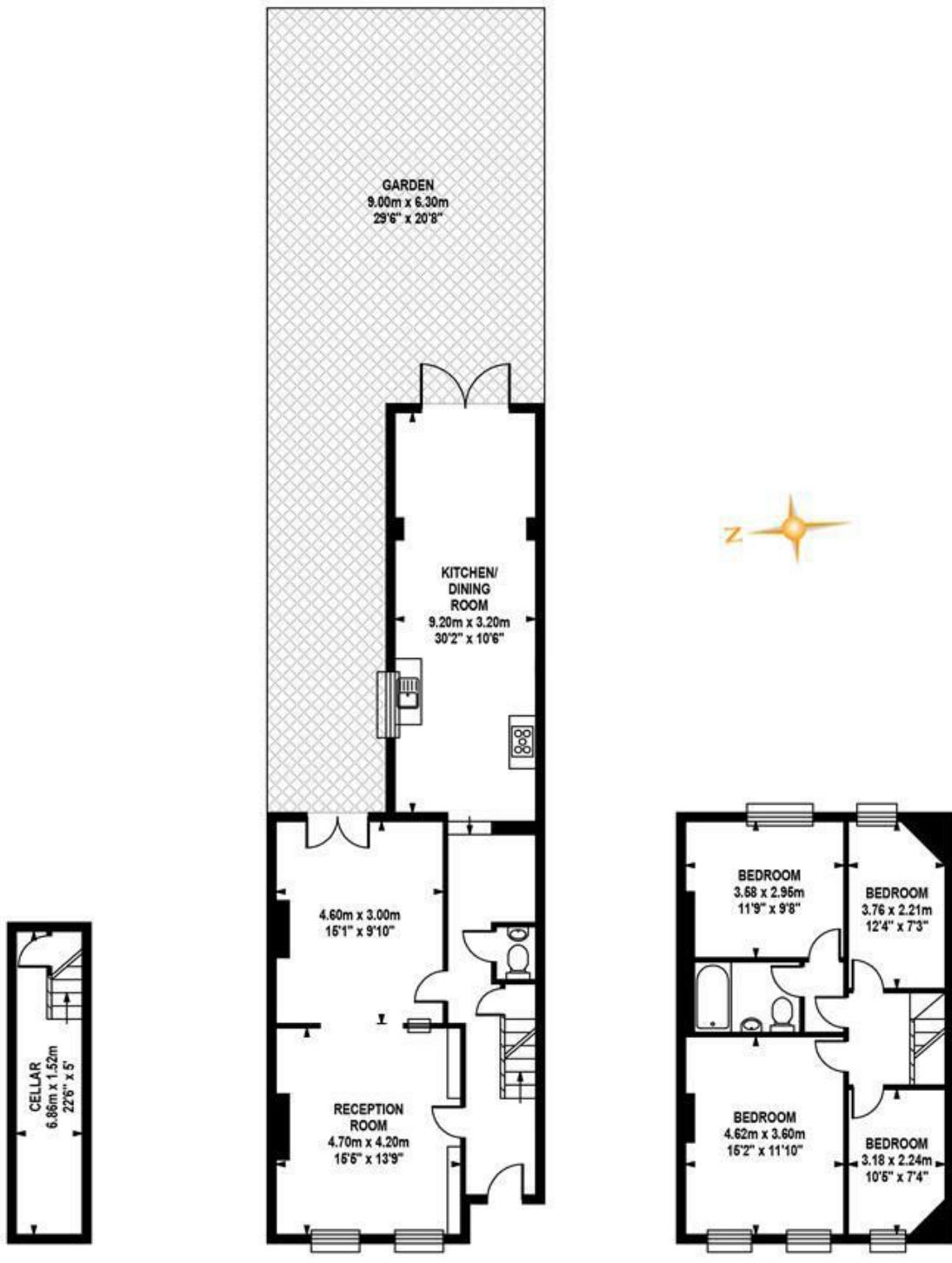
The house sits back from the road behind a decent sized front garden and next to an on street electric vehicle charging point. A classical recessed portico leads to the original door and inward to the hall. Here you find high ceilings and some perfectly chosen wall tones - Farrow and Ball's 'Setting Plaster' continues throughout this area complementing the tiled floor. Step left to meet that positively huge double reception which has an aspect to front and rear and is presented in rich 'Hague Blue'. Bespoke solid elm wooden floor offers a textured finish and there are twin original feature fireplaces, restored and cleaned ornate cornicing and bespoke built-in bookshelves!

Further along the hall you meet a handy guest wc and access to the storage cellar. The kitchen and dining space runs confidently to include an ample cooking and food-prep area as well as family dining space. This precedes your garden access point. Outside you find a paved bright garden suitable for summer gatherings, veg-growing and sunbathing. Heading upward you'll notice the beautifully maintained original staircase and seductively curling handrail. The upper landing supplies plenty of hanging space for your signature pieces and offers access to all four bedrooms. The master room fronts the street enjoying two double glazed windows and a pucker original feature fireplace. The second and third bedroom each face rear over the garden with dulcet paint shades and styling. A fourth room shares the front spot- great as a work-from-home space. Last but not least comes the family bathroom which boasts Farrow and Ball Babouche and wall tiles to match and a contemporary white suite.

Beer Rebellion has some fantastic craft beers. Other hotspots include Queen's SE15, Well & Fed and the wildly popular Peckham Cellars for fine wine. For coffee there's Blackbird Bakery and Eagle Eats. Keeping fit? Just by the station there is a 'More Yoga' and Twist Studios. There's a fancy new sauna at Old Kent Road and you're within a short walk of Sauna Social Club, PLUM Pilates and the Muro Climbing Wall. 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



**LOWER GROUND FLOOR**

Approximate Internal Area :-  
10 sq m / 108 sq ft

**GROUND FLOOR**

Approximate Internal Area :-  
84 sq m / 904 sq ft

**FIRST FLOOR**

Approximate Internal Area :-  
55 sq m / 592 sq ft

**TOTAL APPROX. FLOOR AREA**

Approximate Internal Area :- 149.01 sq m / 1604 sq ft  
Measurements for guidance only / not to scale.

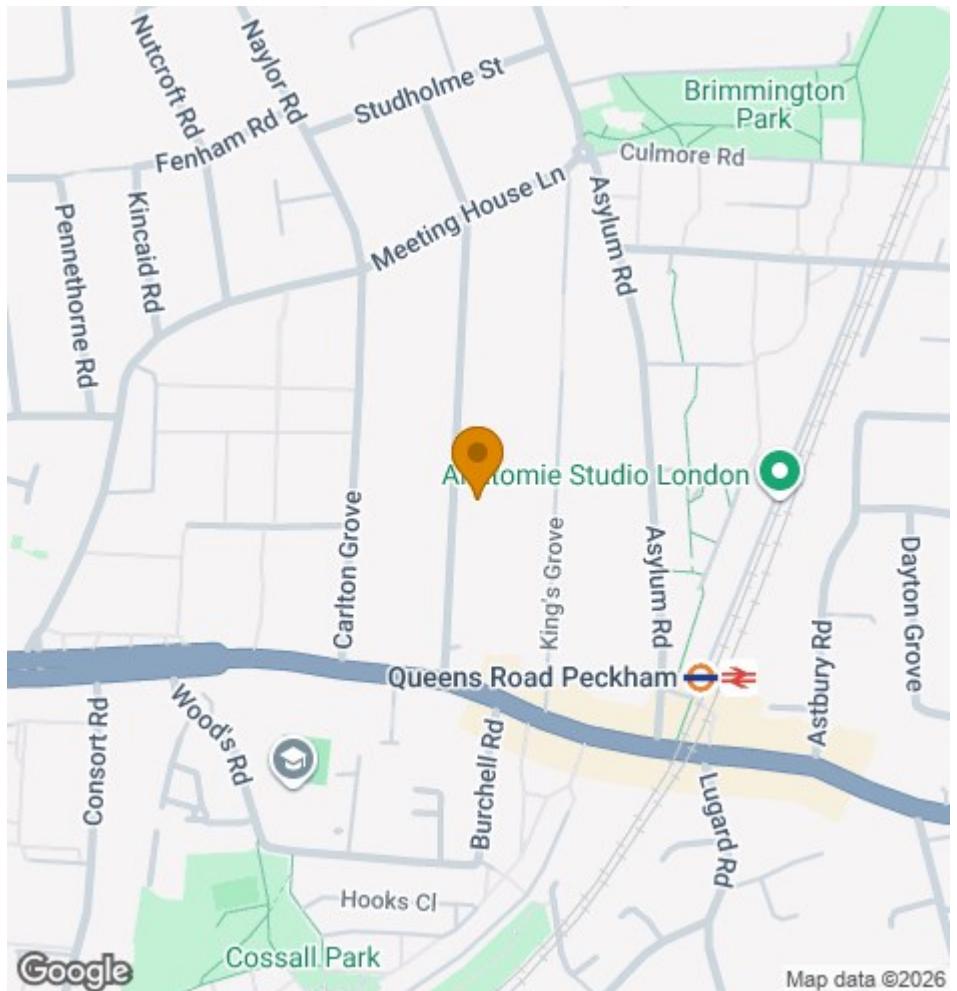
# MONTPELIER ROAD SE15

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.



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