

HIGHSHORE ROAD, PECKHAM, SE15

FREEHOLD

£1,850,000



## SPEC

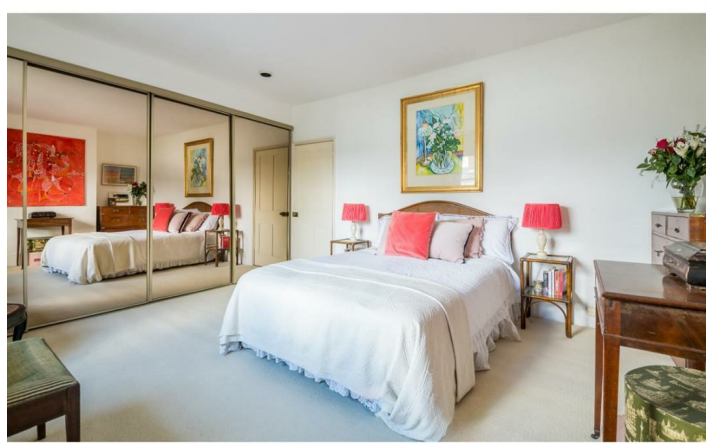
Bedrooms : 5  
Receptions : 2  
Bathrooms : 2

## FEATURES

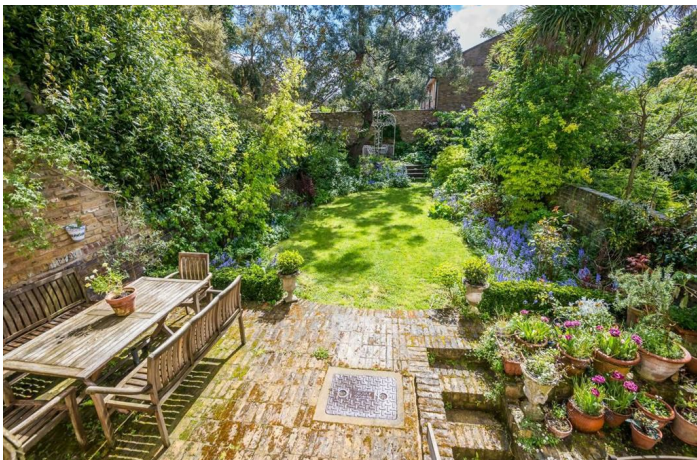
70ft South Facing Garden  
Stunning Original Sash Windows  
Grade II Listed  
Moments From Bellenden Road  
Freehold



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Magnificent Grade II Listed Five Bedroom Regency Home With 70ft South Facing Garden.

Highshore Road is awash with remarkably charming Regency and Victorian properties. Located less than five minute amble from the wonderful Bellenden Village, this property sits over three elegant floors and enjoys some magnificent original detail including extra wide sash windows and fireplaces. The accommodation is flexible, currently comprising five bedrooms, reception, formal dining, kitchen/diner, family bathroom and a large workshop/storage area. The abundantly leafy south-facing garden stretches almost 70 glorious feet - it's a peaceful, private oasis. The locale leaves you within a stroll of anything you might need. Rye Lane offers it's unique London bustle and all the high street shops. Transport-wise you're equally well catered for with nearby Peckham Rye station which in addition to London Bridge services supplies the fab London Overground Line.

Regal black gates and mature hedging invite you off the street where two grand pillars sit majestically either side of a Tuscan prostyle porch. An original door, painted rich ivy green, opens to your L-shaped hall. The kitchen/diner sits dead ahead and offers some stunning garden views through a wide and wonderful sash window (the first of many). There's plenty of space for cooking and dining with cabinets and counters running on two walls.

The main reception fronts the street through a most wonderful floor-to-ceiling sash window through which the surrounding period ambience of Highshore Road can be fully appreciated. The room is generous and bright and further enhanced by an original marble mantel and working fireplace. Opposite this room sits a supremely bright formal dining room where garden access and views are each offered graciously. There's another period fireplace with pretty tiling. It's the perfect venue for winter dinner parties and lavish summer gatherings. The garden is accessed down a half flight and initially offers a pretty brick-bed patio on your left. A healthy generous lawn and perfectly chosen mature flora encourage you forth. The space culminates beautifully with a raised rear patio from whence you can enjoy a lovely view back to the house.

The lower ground floor has a carpeted landing where a window allows southerly light spill through from the rear facing bedroom. Currently laid out as a large office it enjoys French doors out to a further patio area. Another fine double bedroom fronts the street with twin original storage points and a secluded vista. A w/c with utility area offers bath, loo, wash hand basin and tonnes of storage space. Completing this floor comes a large workshop ripe for any amount of uses!

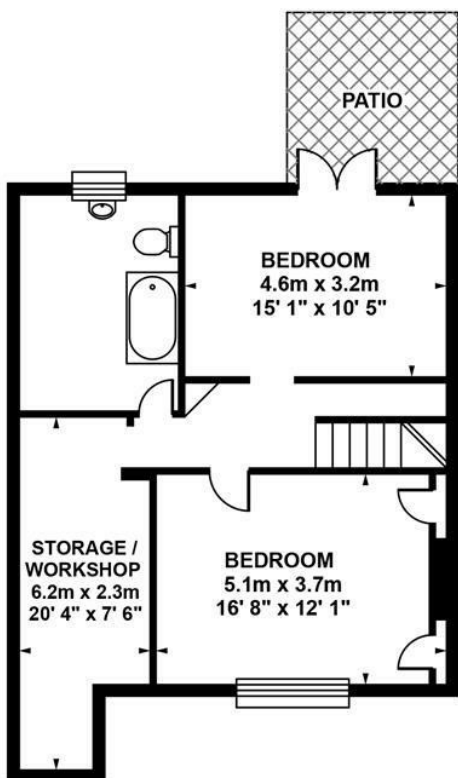
Trotting upward to the first floor you meet a carpeted space with large skylight. The largest of the bedrooms faces front through another pretty sash window. A wall of mirrored wardrobes runs along the right hand wall. Bedroom two (our favourite) soaks in the southerly aspect and enjoys the best of the garden views - so wonderful to throw the curtains open to! Also with this magical aspect is the notably huge bathroom with period style suite and fitted storage. Last but not least you find a fifth and final bedroom facing front.

Access to the city and West End is easy by car or public transport - take the ubiquitous no. 12 bus or walk five minutes to Peckham Rye station (zone 2) for fast and frequent services to Victoria, London Bridge and Blackfriars. Bellenden Village is a matter of seconds on foot and supplies much to do. We love The Victoria for a pint, The Begging Bowl for some excellent nosh and Review book shop for a nose around the latest titles. The high street, Rye Lane, is a stone's throw for a cosmopolitan mix of food shops and other outlets. As for social life, good restaurants, bars and delis are on your doorstep and the Peckham Pulse, award winning library and Sunday farmers market are around the corner. This part of SE15 is also well located for East Dulwich and Dulwich Village where you have more excellent shopping, the Dulwich Foundation schools, the park and the Picture Gallery. Further services include Blackfriars and Victoria (all between 9-14 mins). Buses head into town from Rye Lane and Peckham Road, night buses included. Bellenden Road offers some exciting places to eat and drink. Bar Story is close for a cocktail on the patio, and East Dulwich or Camberwell are near for a change of (local) scene.

Tenure: Freehold

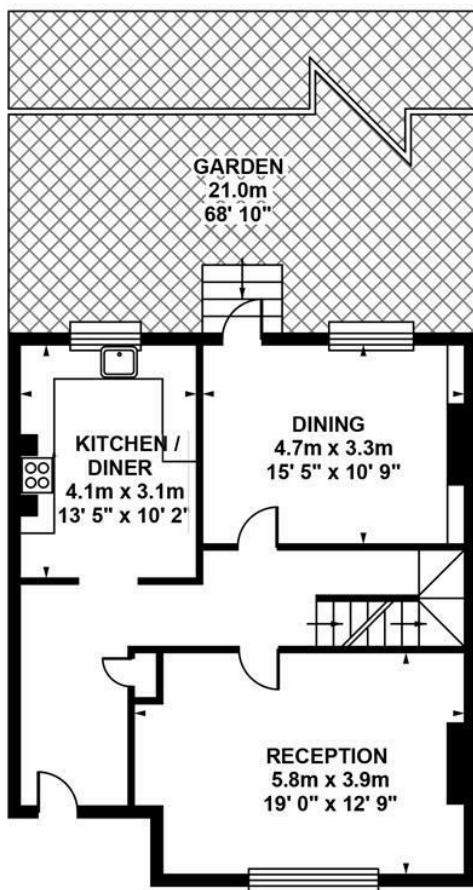
Council Tax Band: F

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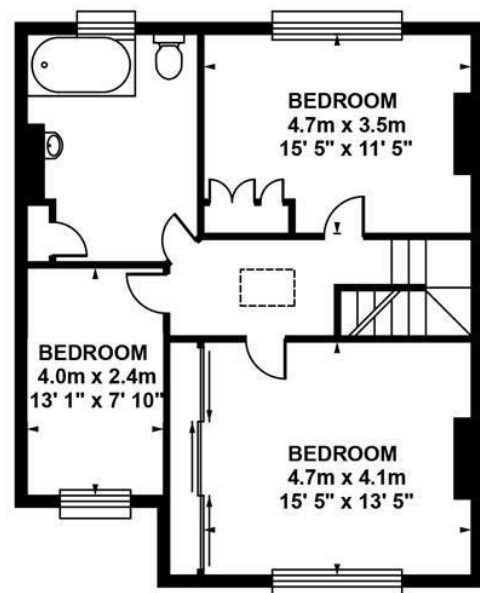
**LOWER GROUND FLOOR**

Approximate. internal area :  
66.45 sqm / 715 sq ft



**GROUND FLOOR**

Approximate. internal area :  
69.54 sqm / 749 sq ft



**FIRST FLOOR**

Approximate. internal area :  
70.60 sqm / 760 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 206.59 sqm / 2224 sq ft

Measurements for guidance only / Not to scale

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.

