

DENMAN ROAD, PECKHAM, SE15
SHARE OF FREEHOLD
£725,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1 (plus separate wc)

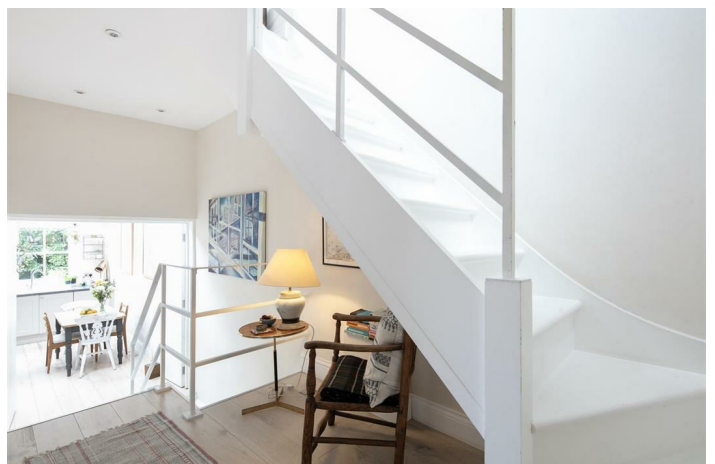
Lease Length: 979 years remaining
Service Charge: n/a
Ground Rent: n/a

FEATURES

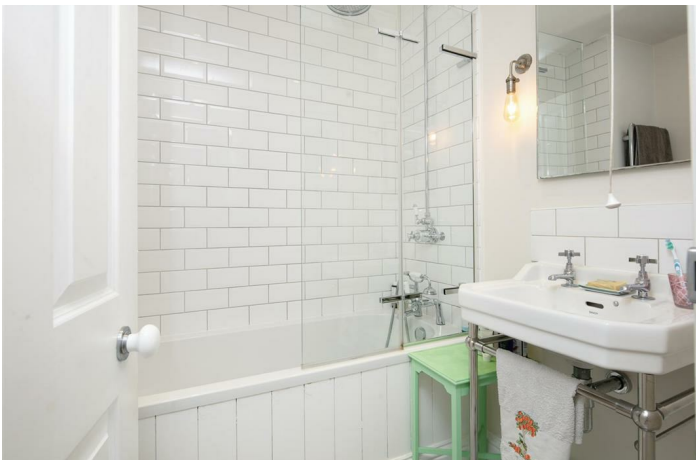
Stunning Split Level Layout
Top Floor Living Space
Gorgeous Kitchen Diner
Juliette Balcony
Share of Freehold



DENMAN ROAD SE15
LEASEHOLD - SHARE OF FREEHOLD



DENMAN ROAD SE15
LEASEHOLD - SHARE OF FREEHOLD



DENMAN ROAD SE15
SHARE OF FREEHOLD



Divine Split Level Two Bedroom Flat With Juliette Balcony.

Spread generously over the top two floors of a perfectly placed period building, this magnificently presented two bedroom abode will knock your socks off. The property boasts a most impressive top floor living space with expansive leafy views, a proper eat-in kitchen bathed in natural light and two lovely double bedrooms. The décor is slick and stylish throughout and you'll enjoy top notch fixtures and fittings too. 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.

A handsome period exterior invites you off the street to find a well maintained communal entrance. The inner hall leads upward via a painted staircase with white treads and risers. Wide double doors open to a gorgeous kitchen/diner which sparkles in natural light from three skylights and a pretty rear sash window. A vaulted ceiling supplies a magical feeling of height and space. Modern shaker style cabinets and counters run on two sides. There's an integrated fridge freezer, dishwasher, four ring gas hob, oven and ceramic sink and drainer.

The landing is wide enough for a seating area or study space. A lovely full width bedroom fronts the street through two large original sash windows. Fitted storage and integrated shelving will keep things nicely organised. The bathroom and wc have been cleverly kept separate to allow for peaceful morning traffic. Bedroom two, another handsome double, has a rear aspect and space for a desk set up. Heading upward to the second floor you find a living space that will astound and delight in equal measures. It enjoys an unbeatably lush and airy dual aspect with a wall of glass doors opening to a fantastic Juliette balcony. Two further skylights to the front afford yet more light. There's ample storage in the eaves and loads of space for dining, lounging and entertaining.

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

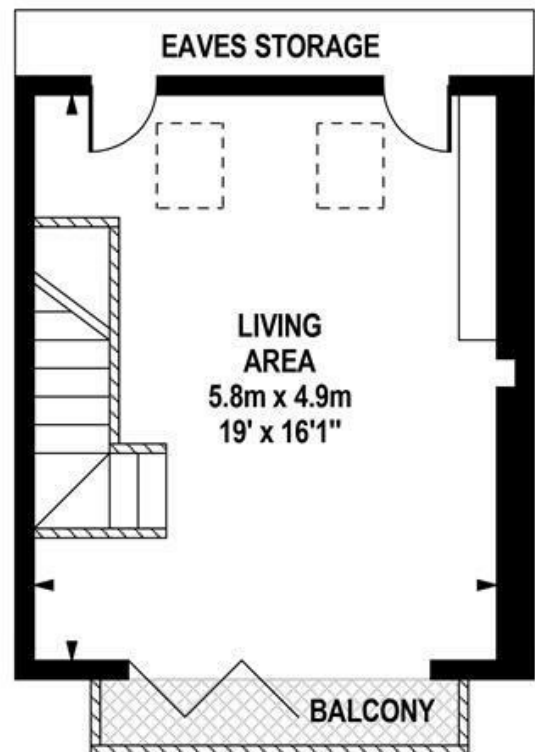
Lease Length: 979 years

Council Tax Band: C



FIRST FLOOR

Approximate Internal Area :-
51.72 sq m / 557 sq ft



SECOND FLOOR

Approximate Internal Area :-
29.40 sq m / 316 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 81.12 sq m / 873 sq ft
Measurements for guidance only / not to scale

DENMAN ROAD SE15
LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

