

CHOUMERT ROAD, PECKHAM, SE15  
FREEHOLD  
GUIDE PRICE £1,250,000 - £1,350,000



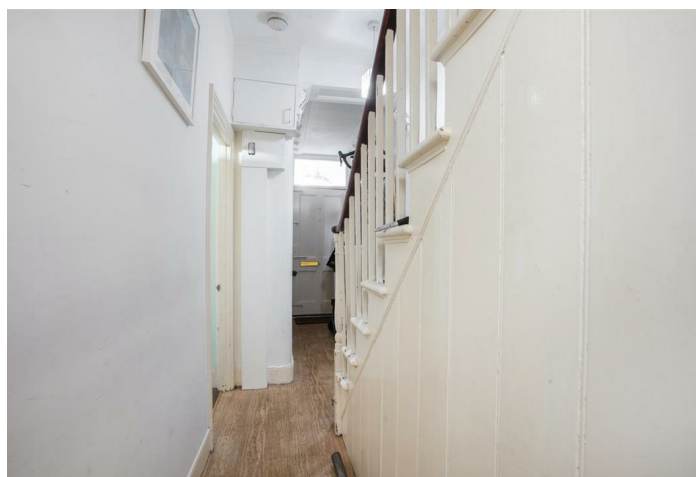


## SPEC

Bedrooms : 4  
Receptions : 3  
Bathrooms : 2

## FEATURES

Original Features  
South-Facing Garden  
Large Loft Extension  
Master Ensuite  
Freehold



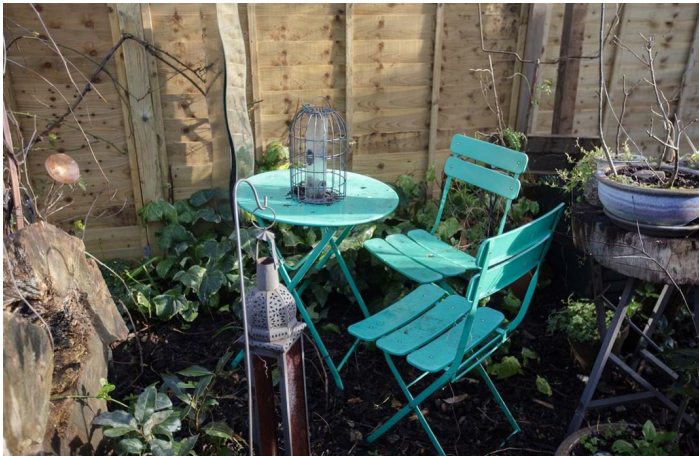


CHOUMERT ROAD SE15  
FREEHOLD





CHOUMERT ROAD SE15  
FREEHOLD



GUIDE PRICE £1,250,000 - £1,350,000.

Large Four Bedroom Period Home with Original Features and South-Facing Garden.

This lovely four bedroom Victorian home hosts an array of original features, including cornicing, fireplaces and mantels. The property benefits from a fantastic southerly aspect to the rear, soaking in abundant light throughout the day. Accommodation comprises a reception room, formal dining room, breakfast room, kitchen, four double bedrooms (master ensuite) and a family bathroom. The rear garden is also a good size. The numerous social and culinary delights of Bellenden Village are a matter of seconds away, while Rye Lane is a two-minute stroll down the road. You can be at Peckham Rye Station in seven minutes for swift, frequent services to central London, London Bridge, Canary Wharf, and beyond. You're within the catchment for the highly considered Belham Primary School and The Villa nursery and pre-prep is a short walk away.

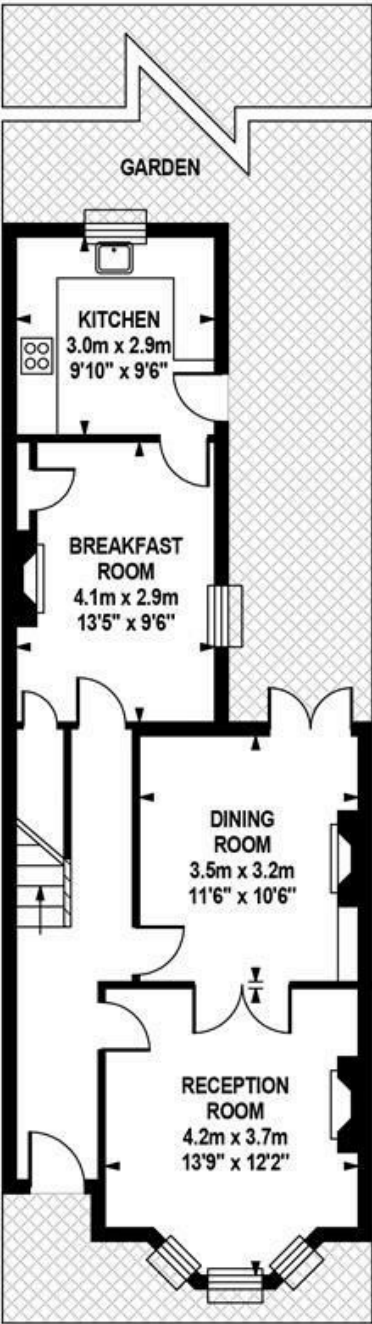
A neat front garden leads inward off the street to a recessed portico. The inner hall has cornicing and corbels. To the right you find the front-facing double reception dipping into a wide bay window. There's a lovely original feature fireplace and double original doors connecting you to the dining room which has a matching fireplace, low level storage, cornicing and a ceiling rose. Further along the hall you meet a lovely breakfast room which has a large side-facing sash window and a most-charming brick feature mantel. Adjoining this is a kitchen with solid oak counters, double oven, four ring gas hob and a rear aspect window. The garden is accessed from here and supplies plenty of mature beds, shrubs and a brick path leading to a pretty paved patio area.

Back inside, head upward to the first floor to find a front-facing double bedroom sprawling to the full width of the property. An original feature fireplace is flanked on the left side by original fitted storage. The second bedroom is wonderfully bright and has more storage hugging an original feature fireplace. Bedroom three is another fine double with tonnes of southerly light. A neat modern bathroom completes this level. Upward once more to the loft extension you meet a wonderful double bedroom with rooftop views and adjoining en suite shower room.

There's a whole variety of buses run into town along Peckham Road and Rye Lane just five minutes away. Peckham Rye Station supplies swift and frequent services to London Bridge, Victoria, Blackfriars and St Pancras as well as the fab London Overground line. East Dulwich and Denmark Hill stations are also easily reached on foot. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby. Local bars include The Montpelier, The Victoria Inn, The Clock House Tavern, The Herne Tavern, and many more - all cracking places to meet all your new neighbours. The neighbourhood is bursting with culinary delights from the much feted Artusi, Ganapati and the Begging Bowl on Bellenden Road, to Mr Bao for buns by the Rye, to Levan and Hausu, the hugely popular cutting-edge eateries by the station. And Made of Dough and Pizzeria 081 dish out some of the best pizzas in town! This area is spoilt for green spaces, with the playgrounds of Warwick Gardens – a mere 5 minutes walk away - providing entertainment for young and older children alike, while the 120 acre Peckham Rye Common is a short stroll in the other direction.

Tenure: Freehold

Council Tax Band: E



**GROUND FLOOR**

Approximate Internal Area :-  
54.44 sq m / 586 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
57.13 sq m / 615 sq ft



**SECOND FLOOR**

Approximate Internal Area :-  
27.13 sq m / 292 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 138.70 sq m / 1493 sq ft  
Measurements for guidance only / not to scale



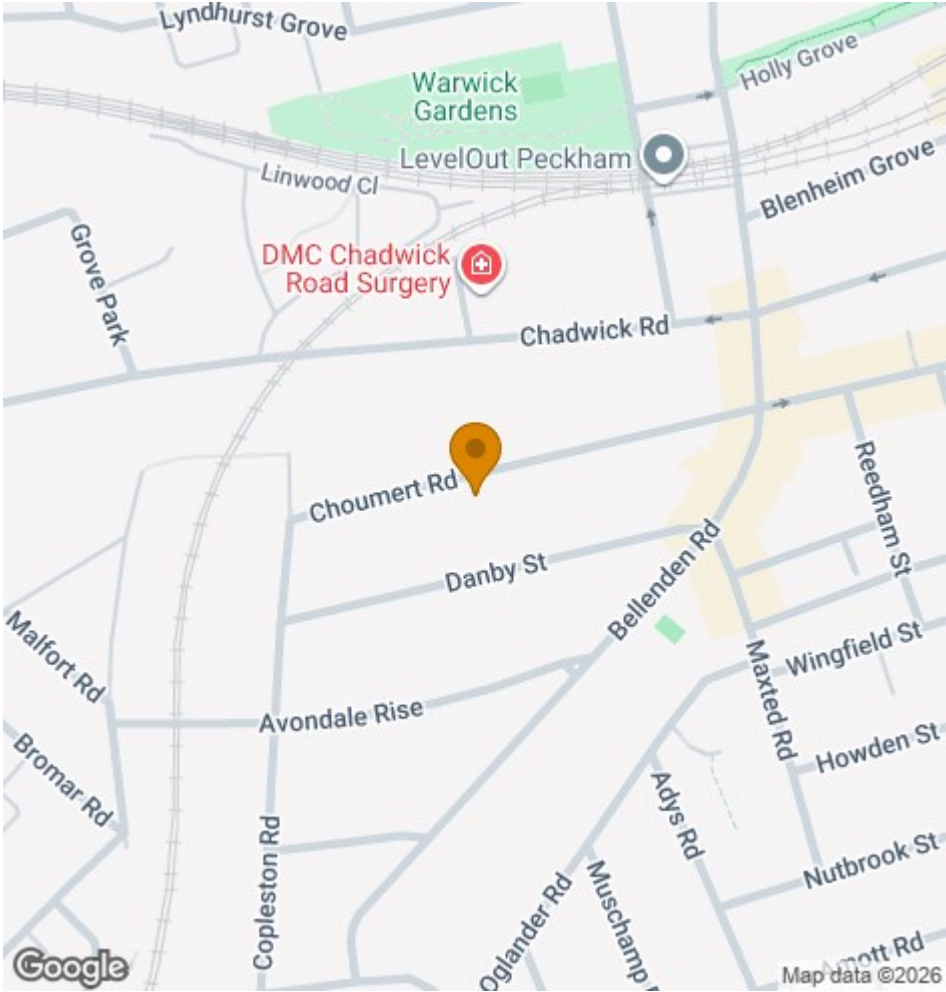


CHOUMERT ROAD SE15  
FREEHOLD

| 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 |         |                         |
|                                             | 59      | 76                      |
| 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.



Wooster  
&Stock

17 Nunhead Green  
London SE15 3QQ  
020 7952 0595  
sales@woosterstock.co.uk