

CHOUMERT GROVE, PECKHAM, SE15

FREEHOLD

£1,200,000



SPEC

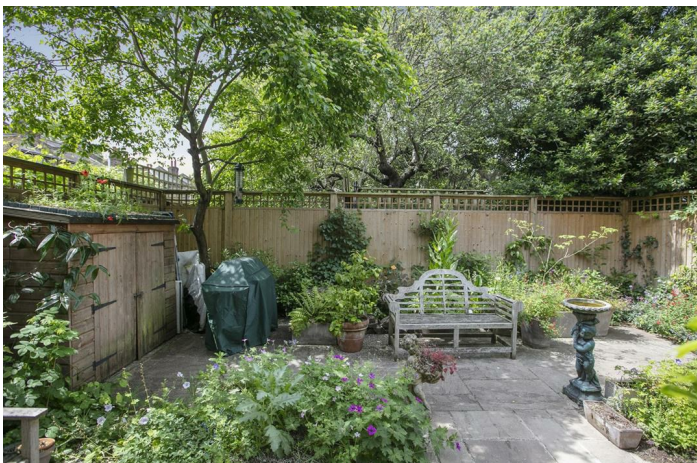
Bedrooms : 3
Receptions : 1
Bathrooms : 2

FEATURES

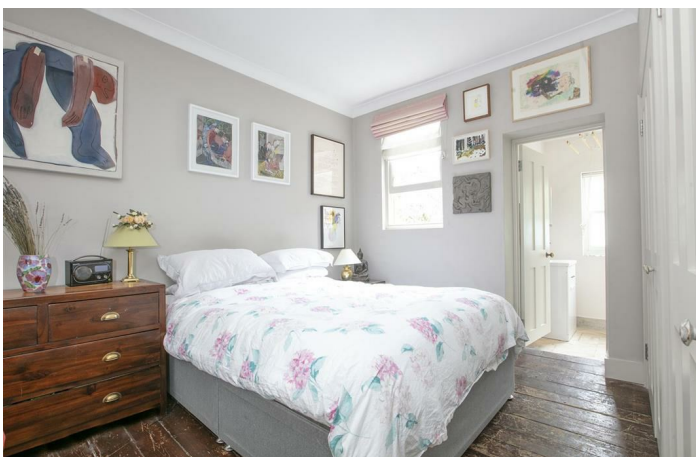
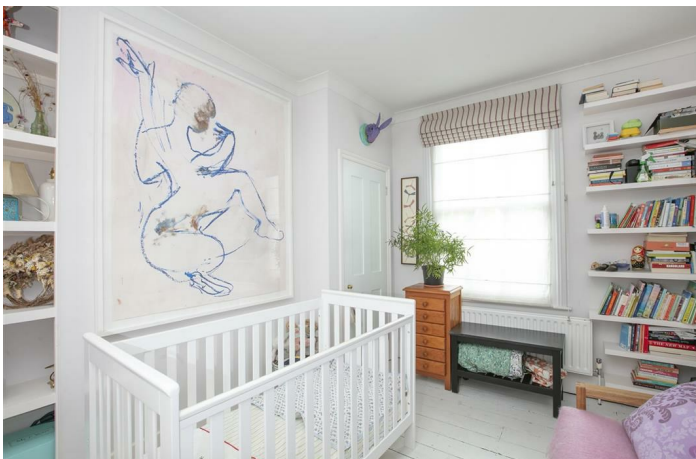
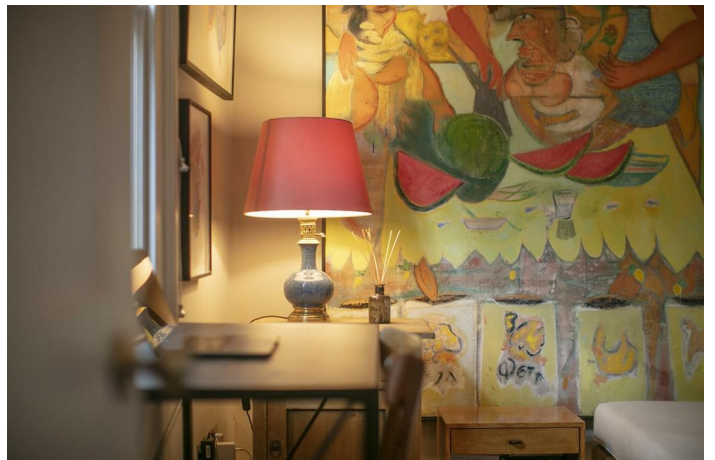
Much Loved Location
Sunny Secluded Garden
Double Fronted
Sympathetic Styling Throughout
Freehold



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Charming Double Fronted Victorian Two and Half Bed House in Top Spot.

This picture perfect double fronted period beauty promises a charming vibe from tip to toe and back to front. From its expertly manicured rose bushes to its wonderfully augmented interior to its peaceful, sunny rear garden - you'll fall in love at first sight. The accommodation, over two lovely floors, comprises a generous L shaped kitchen/diner, light and airy reception leading to the garden, two dual aspect double bedrooms (master en-suite), third bedroom/study and family bathroom. The styling throughout is sympathetic and tasteful and there's plenty of bespoke storage. Choumert Grove forms part of a magical collection of period streets within the Bellenden Village area. From here you can sample the dishy delights of Bellenden Road in seconds. Rye Lane is a short 5 minute stroll and you can be at Peckham Rye Station in moments for swift, frequent services to central London and beyond.

The exterior is simply delightful! Mature pink and yellow roses cascade over your original period gates leading you to a pretty period door. Inside you find a welcoming hallway with autumnal tones. Wooden flooring continues right to the kitchen/diner which supplies plenty of entertaining space There's an original tiled feature fireplace with mantel and low level storage units. The kitchen counters run into an L facing rear over the garden. There are solid wooden counters, a ceramic one and a half bowl sink and drainer and dishwasher.

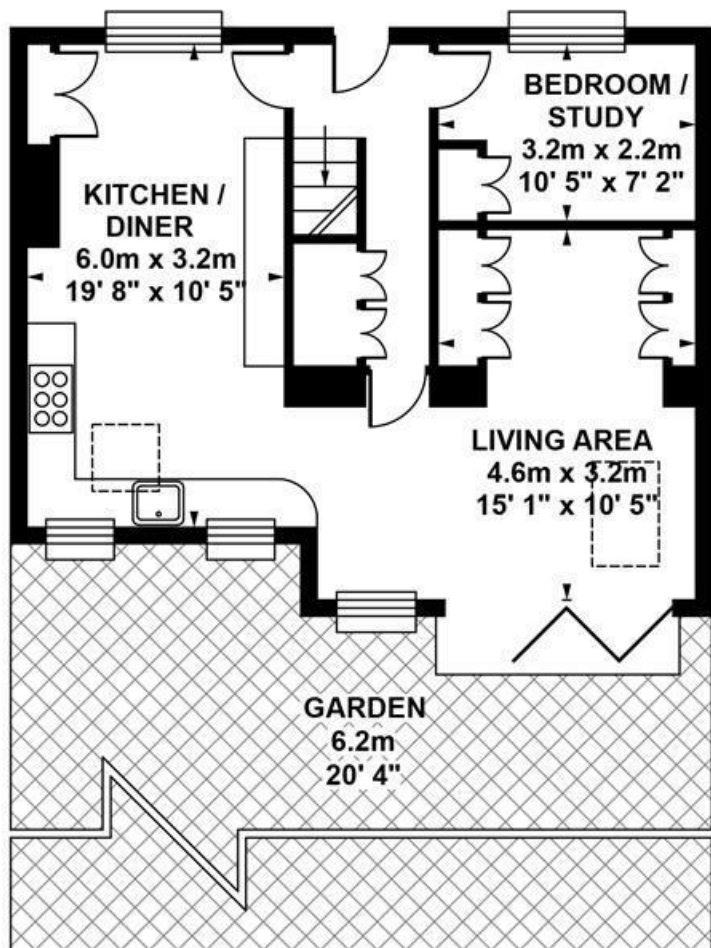
The living space runs open plan from the kitchen with bi-fold doors opening wide to the garden. Skylights supply oodles of light and there's more bespoke storage and shelving. The rear garden is a leafy peaceful and private space with lots of mature shrubs and planter beds. The study/third bedroom sits on the far side of the entrance hall. It's the perfect spot for guest storage or working from home.

Heading upward to the landing you meet the bathroom on the return with modern white suite, two casement windows and modern tiling. The master bedroom is on you right off the upper landing with an aspect to both front and rear. The space enjoys fitted storage, aged original floorboards and an adjoining ensuite shower room. A further bright, dual aspect double bedroom completes the tour on the far side of the landing.

This leafy, mature and community driven neighbourhood is bursting with creativity. Peckham Rye is less than a 5 minute walk for swift and frequent services to London Bridge, Victoria and Blackfriars. Denmark Hill is also easily reached on foot or train. There's a whole variety of buses run into town along Peckham Road and Rye Lane just five minutes away. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby, also within walking distance is the excellent and very popular Nursery and Pre-Prep, The Villa and the new Belham Primary School. Local bars include The Victoria Inn, The Hermit's Cave, The Camberwell Arms and The Crooked Well. Even closer is the much loved Montpelier - it's a cracking spot to meet all your new neighbours. Miss Tapas and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi - all are just around the corner or a 2 minute walk down the road. This area is spoilt for green spaces such as the 120 acre Peckham Rye Common which is small walk or jog away also very nearby is the local Warwick Gardens and Goose Green both a gentle stroll away.

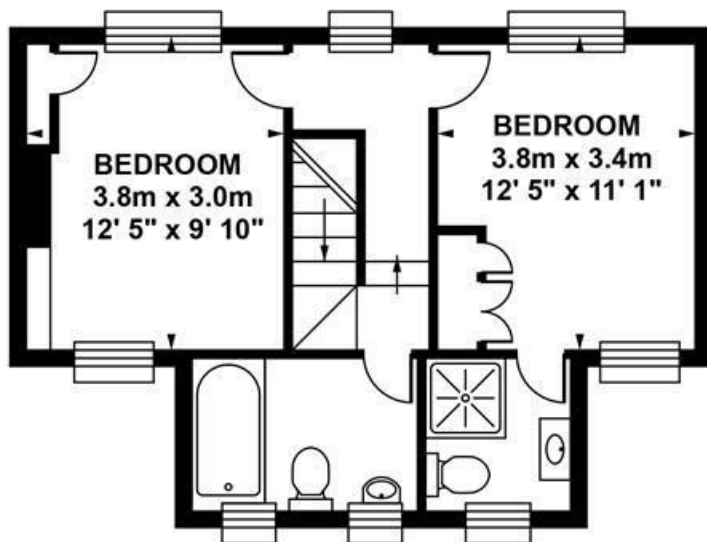
Tenure: Freehold

Council Tax Band: E



GROUND FLOOR

Approximate. internal area :
54.03 sqm / 582 sq ft



FIRST FLOOR


Approximate. internal area :
40.94 sqm / 441 sq ft


TOTAL APPROX FLOOR AREA

Approximate. internal area : 94.97 sqm / 1023 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			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.

