

ELM GROVE, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £900,000 - £945,000



SPEC

Bedrooms : 2 plus loft room

Receptions : 2

Bathrooms : 1

FEATURES

Prized Location

Beautiful Period Features

Working Fireplace

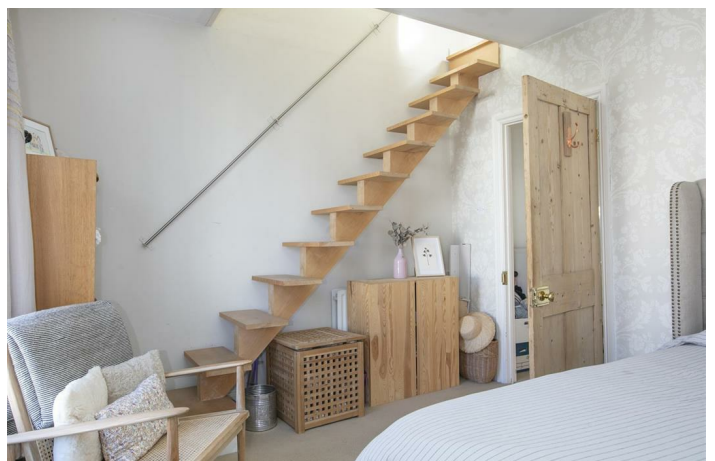
Loft Room With Storage

Freehold

Virtual Tour Available on Request



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Charming Two Bedroom Period Home With Loft Room.

GUIDE PRICE £900k to £945k

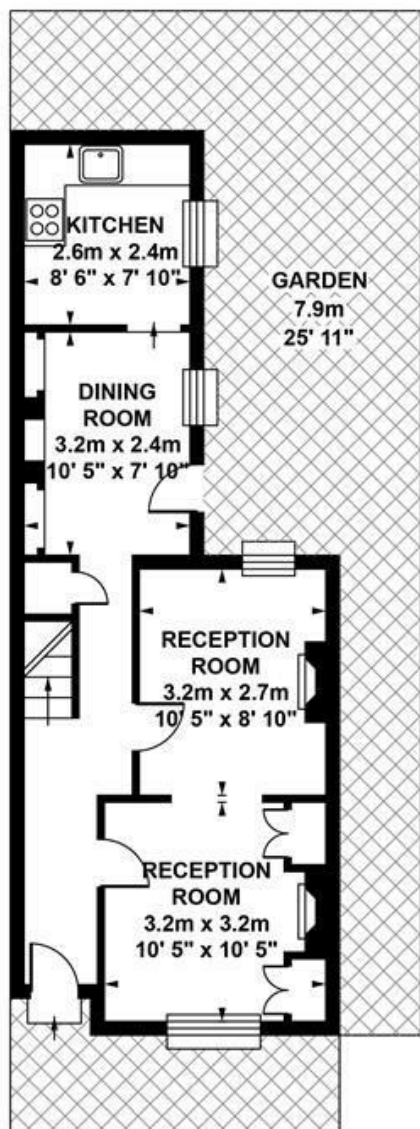
This handsome Victorian two bedder will effortlessly command your attention with its numerous charms. Tasteful styling, original features, a pretty patio garden and a super attic/study space means you're more than well catered for. You've also got every conceivable amenity on your doorstep - including the wonderful Bellenden Road! Peckham Rye station, in addition to unbeatable services to London Bridge, hosts the fab London Overground line - it'll whisk you to Shoreditch, Islington, Hoxton or Clapham in no time at all!

Enter off the winding, leafy and tranquil Elm Grove in through a neat front space with high mature hedging. An arched recessed portico presents a period door in Farrow and Balls' 'Green Smoke'. This leads into an inviting hallway with high ceilings, timber flooring and an original carpeted staircase. The double reception welcomes you with an open log fire to the front - a real joy come winter. There's an aspect to both front and rear, low level fitted storage and a further feature fireplace with good-looking mantel.

Toward the end of the hall you find a handy understairs storage space. The dining space comes next with fitted storage and plenty of space for the family dining table. The bright, well stocked contemporary kitchen adjoins to the rear of this boasting sleek white cabinets, one and a half bowl sink, four ring Induction hob and oven. This and the dining space each face directly over the patio garden which plays host to a healthy array of plants and shrubs. Your guests can easily spill out and mingle at the house warming bbq!

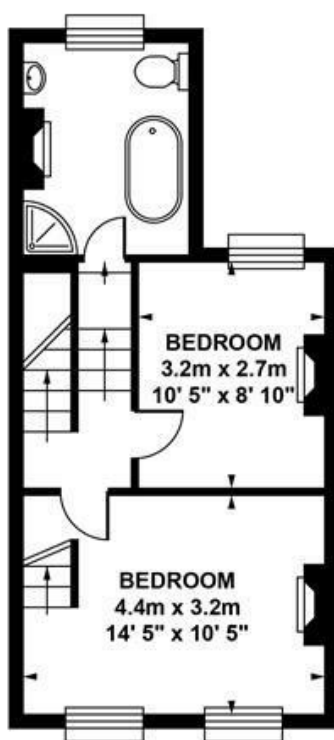
Heading upstairs you'll find a beautifully presented bathroom still has the original feature fireplace. A lavish roll top bath, period style suite and walk-in shower make for the perfect spot for the morning ablutions. The insatiably bright master bedroom fronts the grove with two large sash windows. The room is carpeted and has a neatly placed staircase with open risers that leads to the attic room. Here you've got space enough for any amount of endeavours - begin writing those memoirs or alphabetise that shoe collection. The second bedroom is back on the first floor with a rear aspect and another feature fireplace.

The locale really leaves you within a stroll of anything you might need. Rye Lane offers its 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. 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.



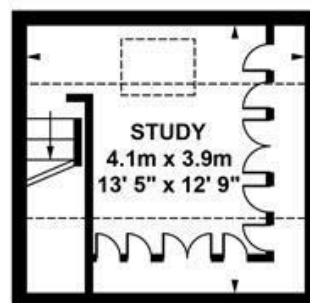
GROUND FLOOR

Approximate internal area :
44.03 sqm / 474 sq ft



FIRST FLOOR

Approximate internal area :
36.70 sqm / 395 sq ft



SECOND FLOOR

Approximate internal area :
15.79 sqm / 170 sq ft

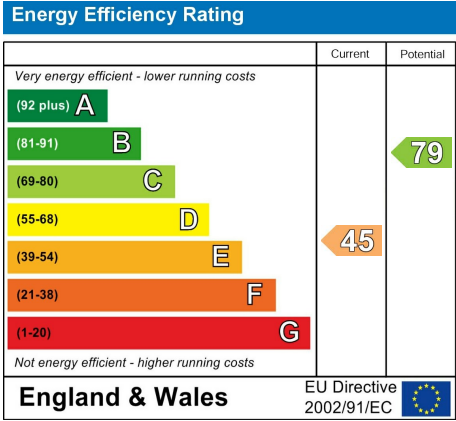
TOTAL APPROX FLOOR AREA

Approximate internal area : 96.52 sqm / 1039 sq ft

Measurements for guidance only / Not to scale



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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.



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