

OGLANDER ROAD, PECKHAM, SE15

FREEHOLD

£1,750,000



## SPEC

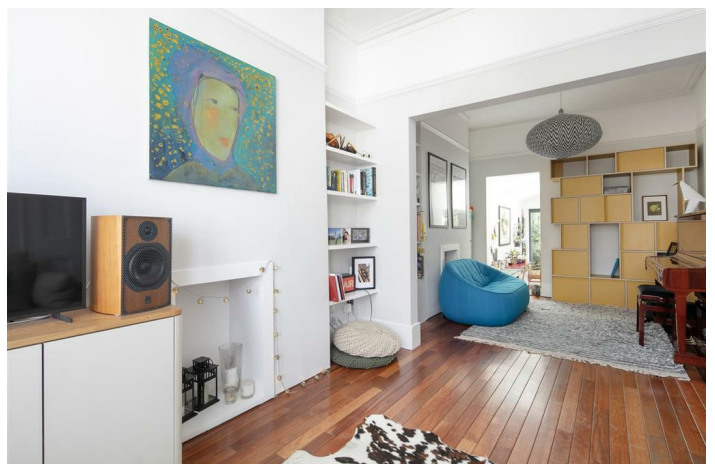
Bedrooms : 5  
Receptions : 2  
Bathrooms : 2

## FEATURES

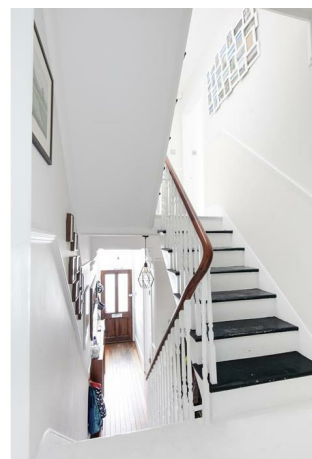
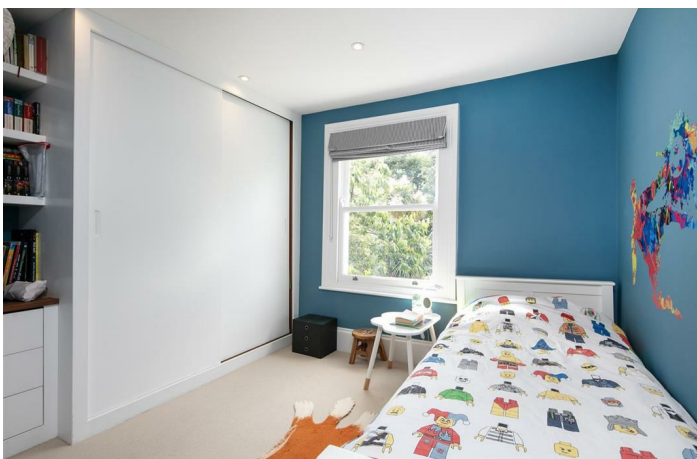
Stunning Kitchen and Loft Extensions  
Magnificent Landscaped Rear Garden  
Unbeatable Living Space  
Period Features  
Freehold



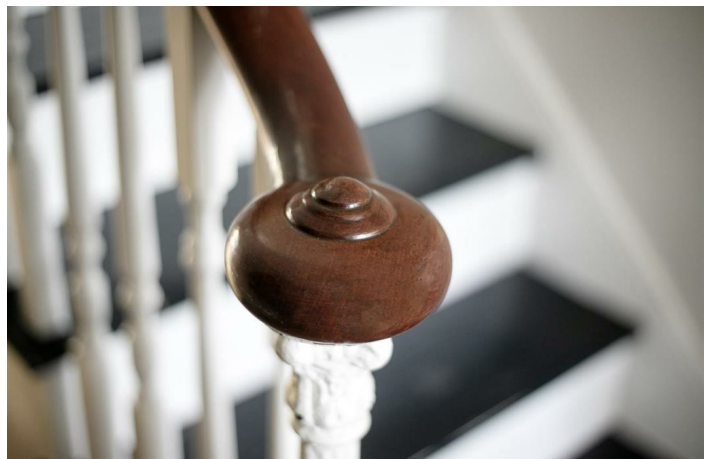
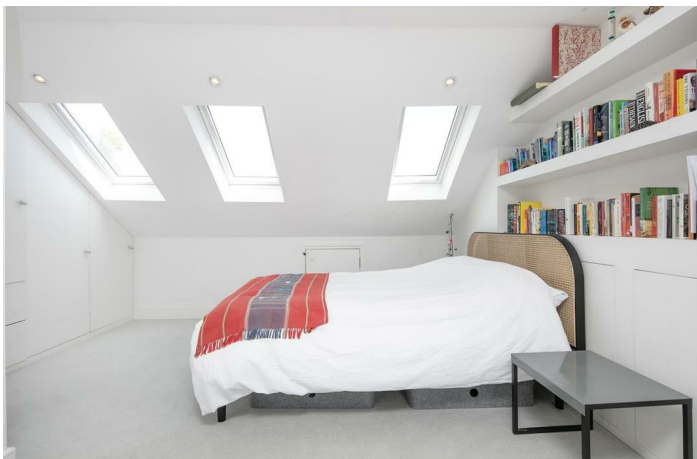
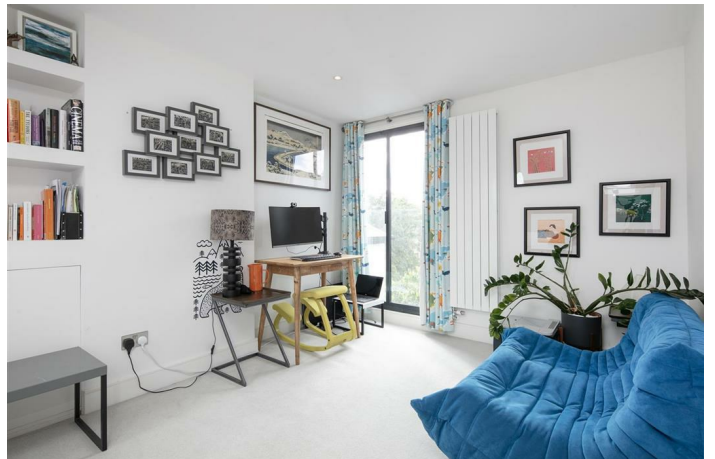
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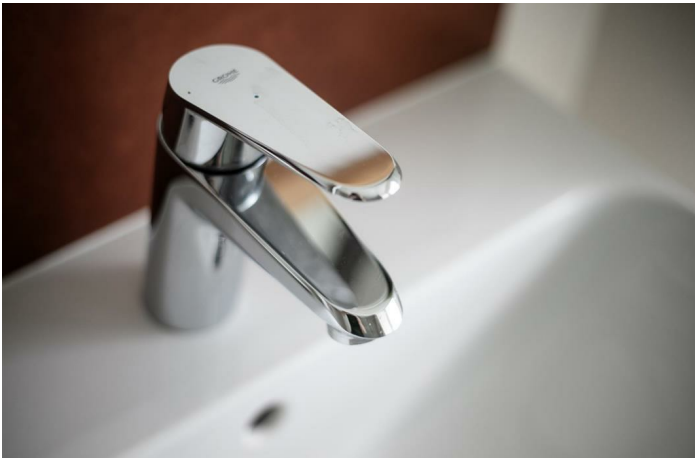
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Wonderfully Extended Five Bedroom Period Home With Gorgeous Garden.

Spread generously over three magnificent, bright and stylish floors, this top notch five bedroom period home will impress you no end! Enjoying an expertly executed loft and kitchen extension, the property has been perfected at every turn to include unbeatable living, dining, entertaining and slumber space. The accommodation comprises a lovely double reception, full-width rear kitchen/diner, five double bedrooms, bathroom, shower room and wc. The rear garden continues the charm offensive with a raised sunny patio, lush lawn, shed and play area - it's literally the perfect spot for summer gatherings and long lazy Sunday chill time. You're within easy walking distance of so much loveliness. Bellenden Village, East Dulwich, Peckham and Camberwell are all close by and transport is a cinch with East Dulwich, Peckham Rye and Denmark Hill Stations each walkable.

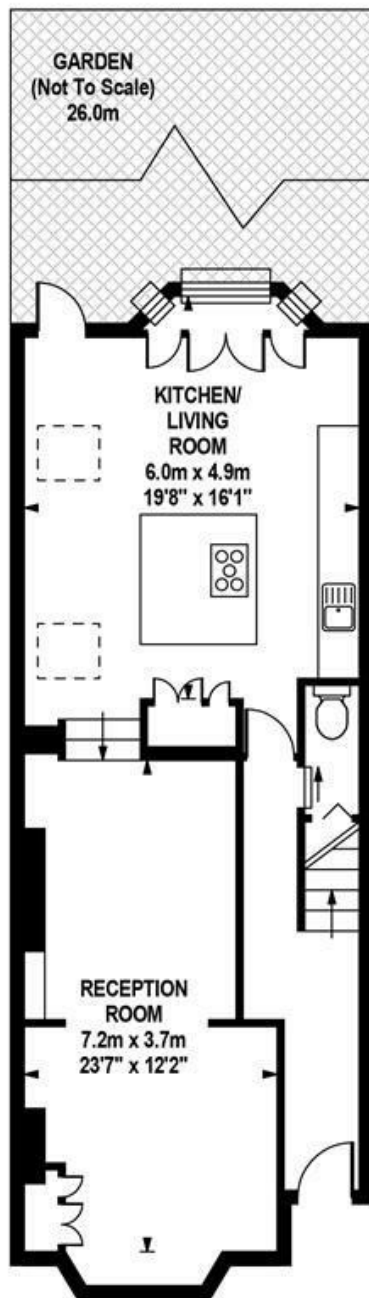
The hall is beautifully presented with neutral styling up to picture rail level. Crisp white on the frieze, cornicing, dado rails and corbels offers a lovely contrast. Wonderful solid wooden flooring continues left to your double reception which leans confidently into a wide bay of sash windows. Frosted lower panes afford privacy for the binge-watching. There are more picture rails overhead and some nifty storage and shelving. Steps leads downward to the rear to your full-width kitchen/diner where overhead skylights allow light gush inward. There's a wide breakfast bar with wooden and stainless steel topping, a fancy five ring Miele gas hob and double oven. The dishwasher, pull-out bin and fab full-height fridge and freezer are all integrated. The dining area sits in a magical rear bay with integrated seating and storage. A wide glass door to the left of this opens to a most wonderful raised patio from whence you can preside over the magnificent garden. It's a lush oasis that stretches over 20 metres to incorporate generous entertaining, growing, playing and veg growing opportunities.

The kitchen wraps back around to the hall, wc and storage cellar access. Upward to the first floor you find a vast master double bedroom fronting the street into a wide bay window. Complimentary shades above and below picture rail, cornicing and yummy white painted floorboards make the most of the space. Bedroom two, another lovely double, has a pretty feature fireplace, picture rails and a peaceful rear aspect. The first return supplies a nicely sized family bathroom with extra wide bath, modern loo and wash hand basin. Geometric floor tiles and bright styling will delight in equal measure. The third bedroom completes this level with rich teal walls, fitted storage and views over the patio and garden. Upward again to the second return you meet a contemporary shower room with frosted side aspect sash, double walk-in shower, loo and wash hand basin. Beyond this is bedroom four, a large, bright rear-facing double with solid wooden flooring and a tall, signature picture window. The garden views are the most impressive from here! The final climb rewards with a wonderful dual aspect loft bedroom.

Boho amenities of the Bellenden Road Conservation area are all at your fingertips - we love 'The Victoria Inn' and The Begging Bowl. Try the cafés, bars and restaurants or venture into East Dulwich, a 15 minute walk, for some of southeast London's best shops. Peckham Rye is 5 minutes' walk (Zone 2) and Denmark Hill (Zone 2) inside 15 minutes stroll for services to London Bridge, Victoria, Blackfriars and the fab London Overground Line. You can be at Canary Wharf (via Canada Water) in a mere 14 minutes - now that's an easy commute). A whole variety of buses run into town along Peckham Road, just five minutes away. The Belham Primary free school is a two minute stroll from you door for a super easy morning commute. It's part of the same trust as the highly considered Dulwich Hamlets Schools. The popular Villa pre-prep and nursery is down the road and the Dulwich Foundation schools are a 5 minute drive.

Tenure: Freehold

Council Tax Band: E



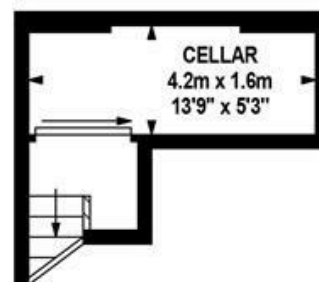
**GROUND FLOOR**

Approximate Internal Area :-  
66.84 sq m / 719 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
56.46 sq m / 608 sq ft



**LOWER GROUND FLOOR**

Approximate Internal Area :-  
9.36 sq m / 101 sq ft



**SECOND FLOOR**

Approximate Internal Area :-  
49.45 sq m / 532 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 182.11sq m / 1960 sq ft  
Measurements for guidance only / not to scale

**OGLANDER ROAD SE15**  
**FREEHOLD**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

