

ELCOT AVENUE, PECKHAM, SE15

FREEHOLD

OFFERS IN EXCESS OF £900,000

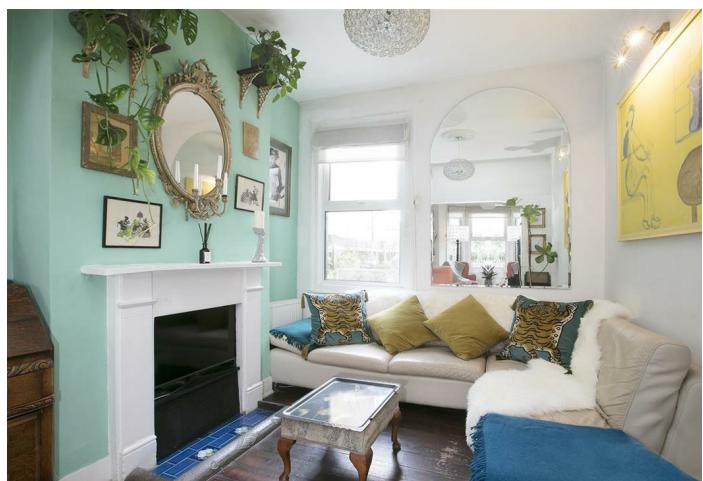


SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

FEATURES

Stunning Finish
Beautiful Rear Garden
Open Fireplace and Wood Burner
Period Features
Freehold



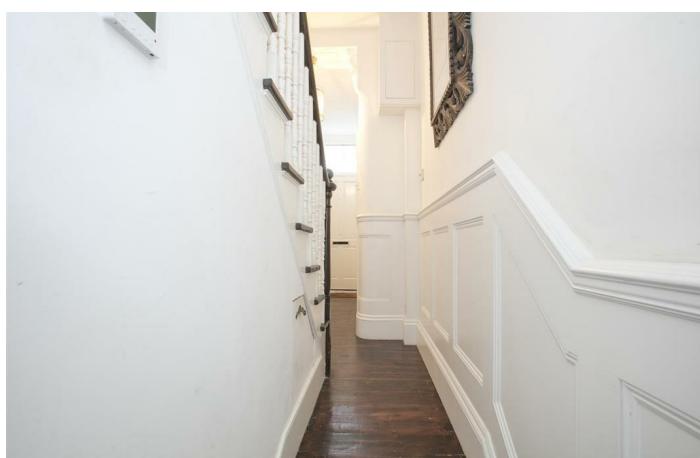
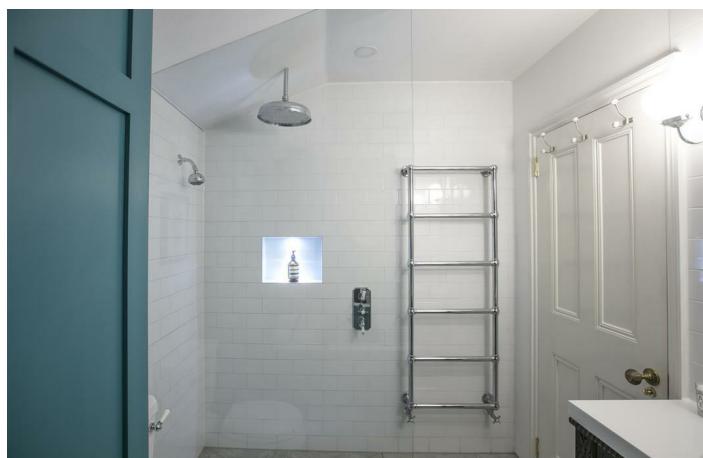
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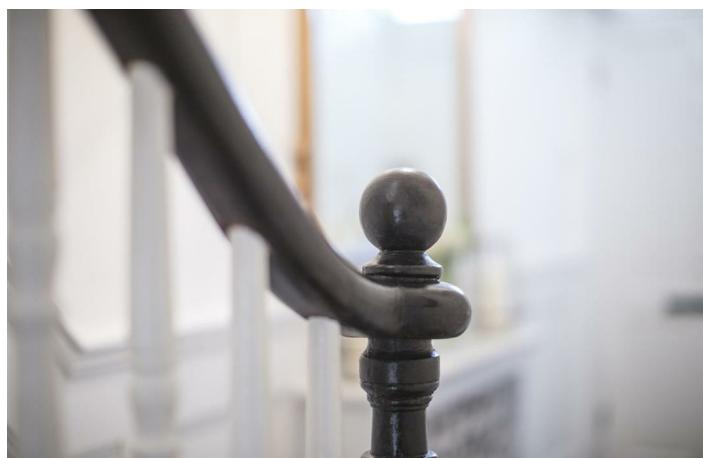


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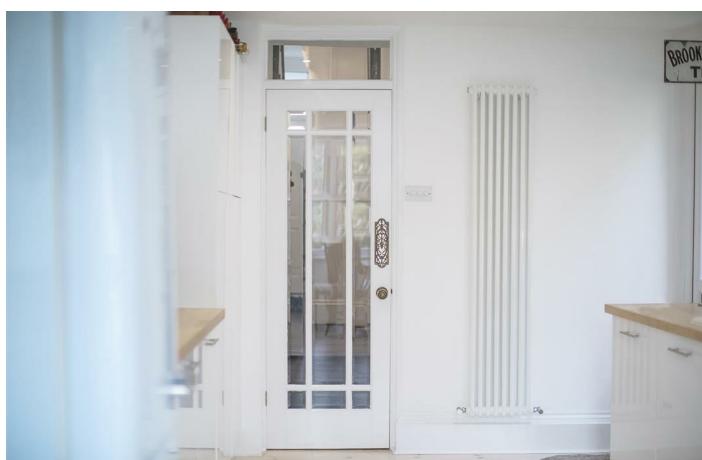
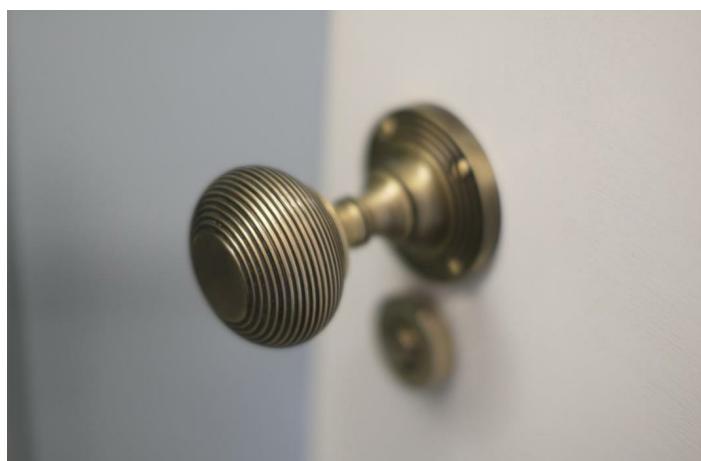
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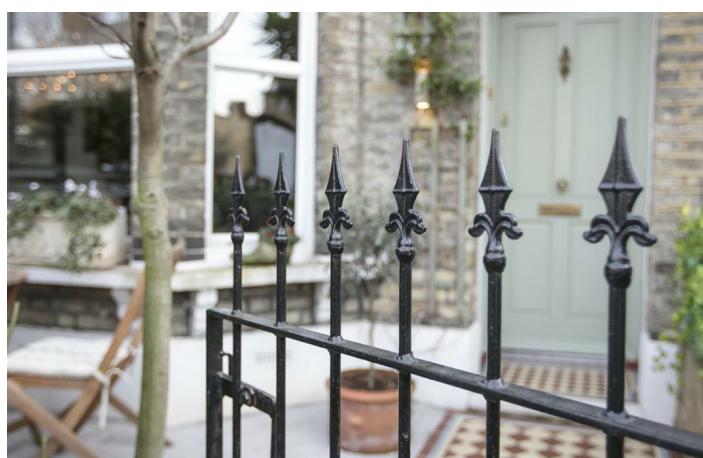
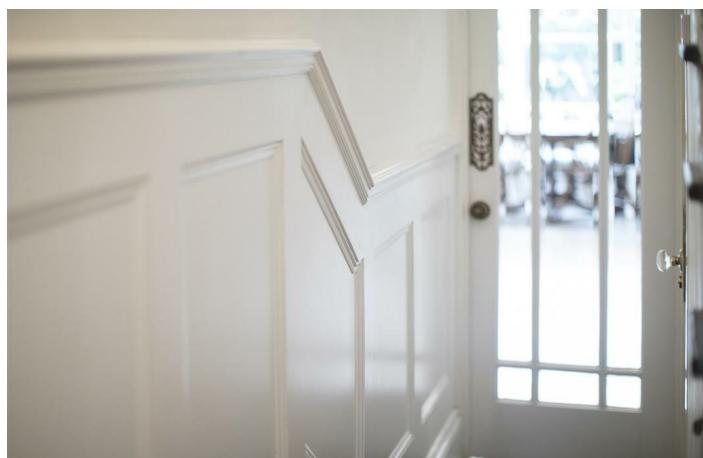
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Exceptional Three Bedroom Period Home With High Quality Finish and Secluded Garden.

What a delight! Picture perfect, homely and awash with the perfect mix of period charm and quality, contemporary convenience, this three bedroom period stunner townhouse is an outright winner! Spread over two beautifully presented split level floors, you'll find stripped original timber floorboards, bespoke wooden panelling, an open fireplace, wood burner and some décor touches to write home about - that Liberty wallpaper! It's the kind of home you'll have luxurious comfort in all weekend long. The property comprises a wonderful double reception space embodying a country Cotswolds vibe, a huge and handsome kitchen/diner, three proper double bedrooms, a sumptuous spa like bathroom with a most elegant finish and a handy downstairs WC. The rear garden is suitably seductive with a Mediterranean and private feel. It enjoys a paved patio, pebble bed seating area and oodles of mature greenery: a striking Olive Tree, an established Magnolia Tree and various carefully selected David Austin roses and clematis clamber around. A brick wall at the rear of the garden is covered in ivy and creates privacy and protection as the garden is not overlooked at the rear - roll on summer!

Queens Road station is a 10 minute walk for regular swift services to London Bridge in around 7 minutes. Alternatively, Peckham Rye station is a 15 minute walk for the Victoria and Blackfriars/City options too. Both stations enjoy the hugely popular London Overground Line. From the Old Kent Road, pick up any number of buses to various London destinations, including a 5 minute journey to the newly vamped up Elephant & Castle and a soon to be much anticipated Bakerloo underground line, extended to the end of Commercial Way Burgess Park with its lakes, hills, old Victorian buildings and tennis club is one of the most impressive Urban parks in South London – just a 10 minute stroll away along the old canal pathway from the home.

A neat front garden greets you at the entrance to this property with handsome, wrought iron black railings bordered by Portuguese Laurel bushes, a wrought iron black gate and encaustic ceramic tiled path are high quality and traditional touches that create a striking first impression. The original door has an original Victorian brushed brass knocker and sits recessed in an arched portico framed with a mature evergreen honeysuckle climber. The current owners have a lovely seating arrangement - nice for a hobnob with the neighbours. There is also plenty of space for alternative arrangements and the front garden additionally houses a classy wooden bin enclosure to keep everything extra presentable.

Inward bound you meet a beautifully presented hallway with high ceilings, arched with balustrade detail, stripped and walnut varnished timber floors and some elegant wooden panelling to dado rail level - we seriously like! The lavish double reception space begs you to relax, entertain and enjoy,. Stretching generously and with a front aspect bay it offers two lovely original period sandstone mantelpieces (one with a working fireplace although the other can also be opened up for the same purpose). This double space houses two distinct areas: a more social area around the open fire and Victorian Chesterfield, armed with wine or tea! Or curled up in the cosy "den" area watching a film via the television system cleverly disguised in the second non-functioning fireplace. There's ubiquitous floating shelving in the alcoves and more nicely aged timbers. To the rear of the hall you find a Victorian quirky styled WC with Farrow and Ball Hague Blue walls, monochrome ceramic tiles, reclaimed brass fish shelves and antique brass wall taps. The downstairs WC also has underfloor heating. This precedes the entrance to the glorious kitchen/diner which extends over 6 metres via an impressive glass bevelled door. In the kitchen/diner, there's a run of maple wooden counters and glossy white cabinets on either side along with a yummy ceramic butler sink and an impressive stainless steel Britannia four ring gas range with hotplate. Further appliances include an integrated dishwasher and washing machine. The dining space sits snugly into the rear bay facing the garden. Opposite the dining area is handy floating shelving and a wonderful original cast iron period mantel and Stovax gas wood burner. A large side return offers exciting extension potential! Heading out of the kitchen/diner space and up the expertly finished staircase (with walnut wood treads and white risers, an original Victorian handrail in walnut and white original Victorian spindles couple with a neat runner and brass stair rods) you meet the rear return. A laundry cupboard with an internal lighting system and adorned with antique lead crystal handles comes before your bespoke, spa like bathroom which boasts a super wide bath bordered with bespoke corian panels and a bespoke wooden bath panel, a double walk-in shower with bespoke cut glass, with a rainfall head and alternative normal shower head option. The bathroom suite is a period style suite (which includes bespoke carpentry designed by the owners, a reclaimed Victorian cupboard that serves as a sink unit and a bespoke cut corian sink). The sublime Liberty wall paper is one of the many features to this spectacular bathroom and we are informed that bathing in this space at the end of a tough day can feel like bathing in a natural hot spring in the forest! The bespoke carpentry is painted in Farrow and Ball's Varda.

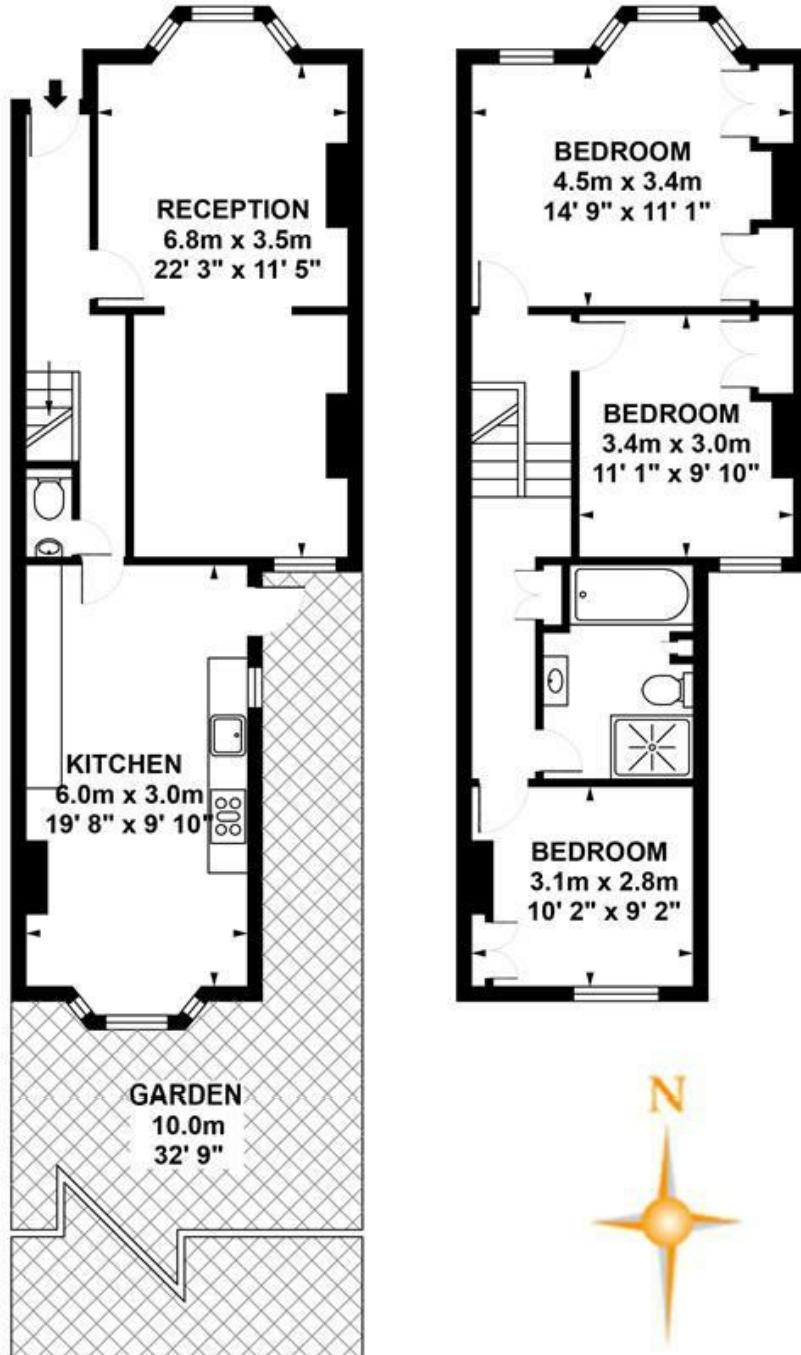
Council Tax Band: D

There's underfloor heating via the grey slate tiling and a fancy heated towel rail for good measure. There is also a selection of hooks on the back of the door for added practicality. The owners have fitted an internal sound system for heightened luxury so that winding down in this space is optimised: listening to your favourite podcast, song or audio book via bluetooth whilst winding down in the bath with a glass of wine or getting ready for the day ahead with a cup of tea or coffee is the ultimate treat and the best start/end to every day!

The first of your double bedrooms comes next with a tranquil garden view and fitted storage, a bespoke velvet roman blind by Hillarys Blinds and a huge wall mounted contemporary radiator. Your ever so wonderful master bedroom sprawls into the full width of the property embracing its own huge bay window and an additional single sash window and faces front with a peaceful London streetscape. There are two original statement cast iron radiators and a dramatic ceiling rose. Bespoke carpentry in the form of two huge shaker style wardrobes (both with automatic internal lighting) hug either side of an original period feature cast iron fireplace with art nouveau tiles. You'll also spy, as throughout the house, some charming period handles on the bespoke carpentry and wall mounted lights all sourced from various French vintage markets.

Bedroom three completes the tour with more bespoke carpentry in the form of a single Victorian style shaker wardrobe, antique handles and hooks another attractive ceiling rose, funky wall lights and a peaceful rear aspect. Bedroom three also has bespoke blinds by Hillarys Blinds and a huge contemporary wall radiator. The loft offers further development opportunities. Subject to planning permission one could add two more bedrooms and a second bathroom!

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location, as well as Queen's Road station there are also good bus links into town from the end of the road - the 436 will take you all the way to Paddington and once in Peckham you have the option of the ubiquitous number 12. Your local area is awash with social endeavours! We love Frank's Cafe roof top bar and restaurant - great for some tunes and views. The much loved Prince of Peckham is just a short stroll for some fab soul food and the Copper Tap and craft ale pub, Beer Rebellion are both within staggering distance. Even closer are the cafes and eateries of Queens Road. Check out Kudu, Smokey Kudu and the fantastic Peckham Cellars. We love the Blackbird Bakery for a coffee before the commute. Keeping fit? Peckham Pulse is a short walk and has a great gym, two swimming pools and loads of evening classes. Endless yoga classes are only 10 minutes away from the property on Rye Lane in the Bussey Building or Peckham Levels, including hot yoga. Groceries? Both Asda and Tesco supermarkets are a two minute drive (on the Old Kent Road), or there's a big Morrisons in Peckham. Parks? Burgess Park is the nearest as mentioned above, but there is also Peckham Rye, Ruskin Park and Dulwich Village park all close by. Jump in the car if you want to see the river in Greenwich and check out the markets here or in nearby Crystal Palace or hangout in the super cool Deptford. Eating out? We like Ganapati - Keralan cuisine on Holly Grove (15 minutes by foot). Camberwell is also nearby and has a host of amazing eateries and pubs including Theo's, The Hermit's Cave, The Crooked Well and Camberwell Arms. If you fancy a walk, London Bridge is just a 25 - 30 minute trot, as evidenced by the view of the Shard from the master bedroom of this property



GROUND FLOOR

Approximate. internal area :
50.50 sqm / 543 sq ft

FIRST FLOOR

Approximate. internal area :
50.57 sqm / 544 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 101.07 sqm / 1087 sq ft

Measurements for guidance only / Not to scale

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FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	57	
(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		72
(69-80) C		
(55-68) D		52
(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.

