

TALFOURD ROAD, PECKHAM, SE15

FREEHOLD

£2,375,000



SPEC

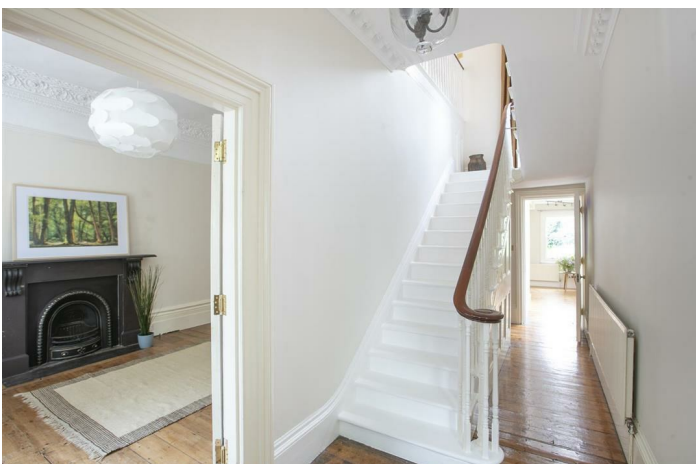
Bedrooms : 5
Receptions : 3
Bathrooms : 3

FEATURES

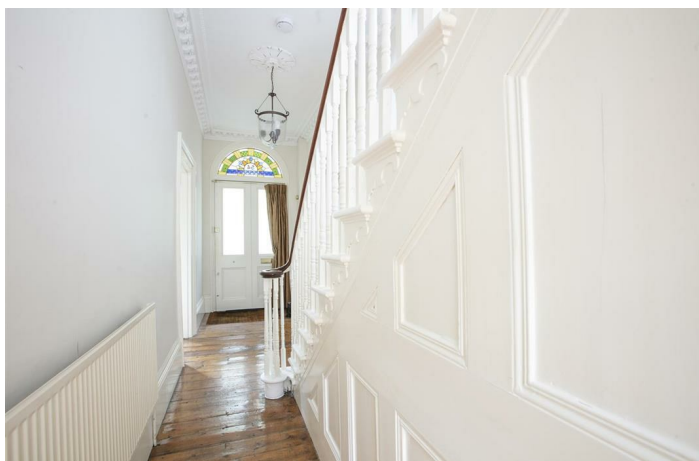
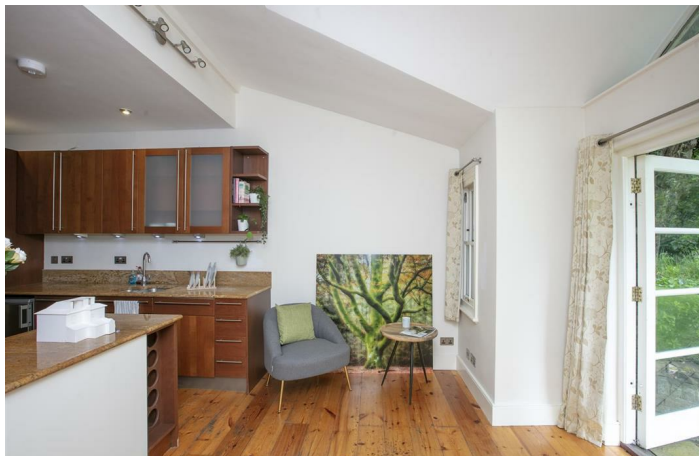
Double Fronted
Original Features
Driveway With Two Entrances
Wonderful Rear Garden
Off Street Parking
Freehold
Virtual Tour Available on Request



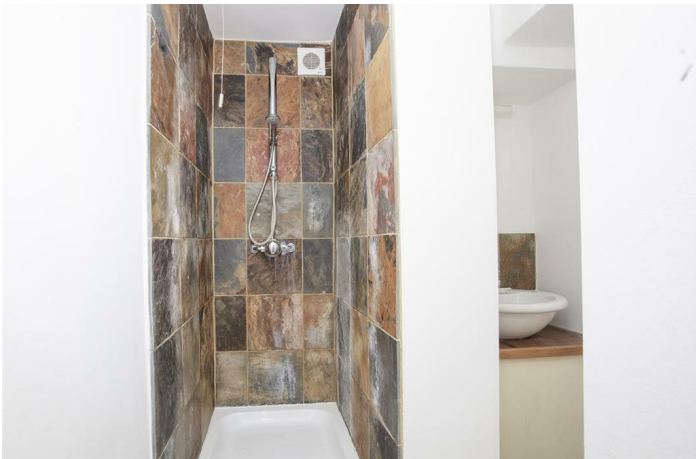
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FREEHOLD



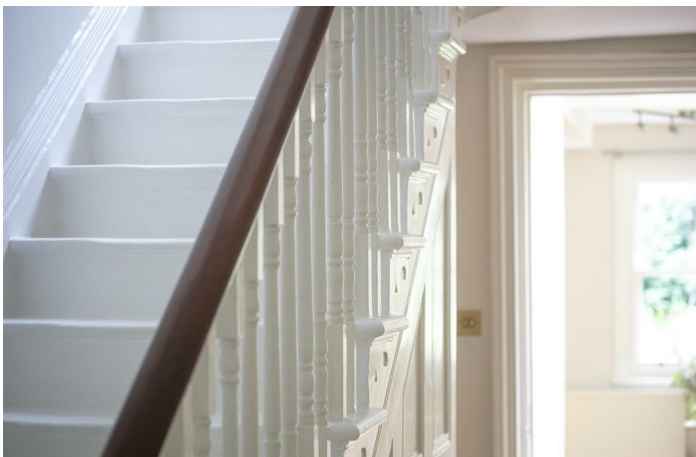
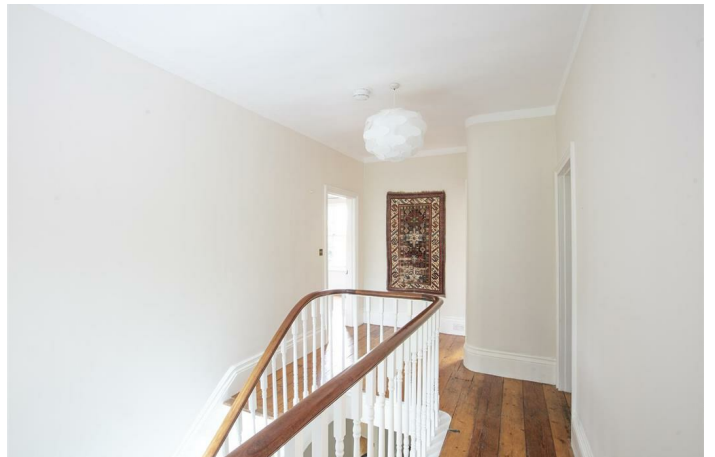
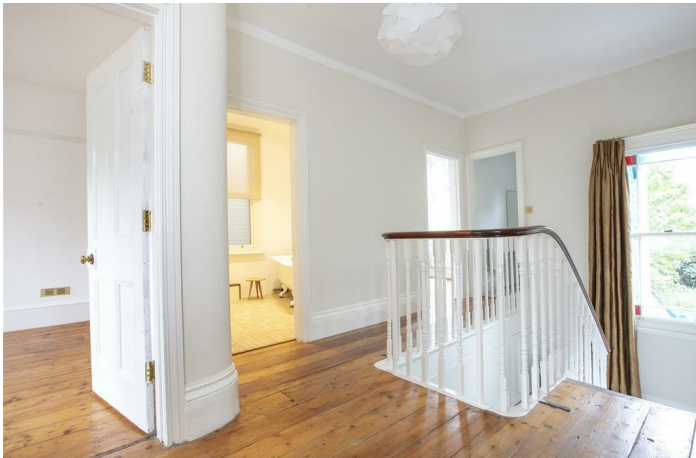
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Double Fronted Detached Five Bedroom Period Home With Stunning Garden - CHAIN FREE.

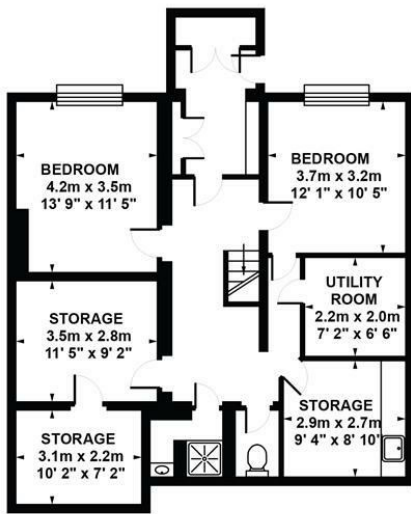
Sitting behind high hedging and a grand driveway with two entrances, this marvellous five/six bedroom Victorian villa has an exclusive and peaceful feel. The accommodation, sprawling over three vast floors, comprises two large reception rooms, garden room, huge kitchen/diner, five/six double bedrooms, bathroom, two shower rooms, guest WC, utility room, three large, additional rooms in the basement plus a spacious attic, ripe for development. There are lovely original features throughout and a most wonderful rear garden with mature plants and shrubs and a lovely pond. As befits a house of this stature, there is access to the rear garden via a side gate. This part of Peckham is much loved. It's mature, leafy and residential yet excellently located for the best of the bustle, culture and dining. Camberwell is equidistant and the delights of bountiful Bellenden Village will delight in equal measure. Transport is taken care of with Peckham Rye Station for swift, frequent services to central London and beyond.

The front garden has abundant space - originally designed for a horse-drawn cab to arrive in one gate, collect you from the Italianate portico and depart through a second gate, there is now room for bikes, and an off-road parking place ideal for EV charging. Up a half flight you find your original door, a grand entrance, crowned with mature greenery. The inner hall is gracious with a beautiful original staircase complete with its curling hard wood handrail. There are impressive receptions to either side of the hall. Both have wonderful arched sash windows with functioning wooden shutters, original cornicing, and enough space to host lavish gatherings. The room on the left connects with your L-shaped and sizeable kitchen/diner which boasts a flood of natural light. This opens onto the patio and onward to the garden. The main reception to the right leads, through pretty stained glass doors, to the garden room where glass doors open full-width to offer access to a raised patio with sweeping views. A neat WC completes the ground floor.

Upward to the second floor you meet a magically bright and airy landing. The master bedroom stretches confidently over seven metres to supply a lovely dual aspect. There is the option to return this bedroom to the original configuration of two double bedrooms which would make this a six bedroom house. The second bedroom fronts the street through two sash windows. A family bathroom comes next along the landing, preceding the third bedroom. A neat shower room completes the upstairs.

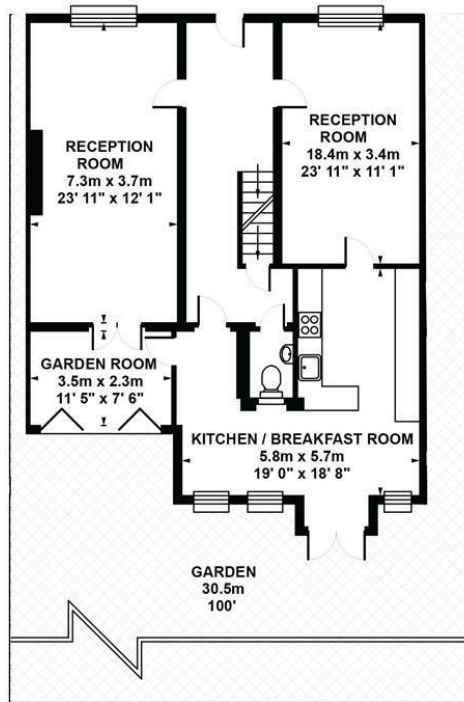
Heading downward to the lower ground floor you find two front-facing double bedrooms, each with sash windows and original shutters. The right side room also enjoys a feature fireplace. This floor also has a utility room, a wine cellar, the original slate-lined Victorian larder and two further rooms which have been workshops, darkrooms and recording studios in this house's previous lives. There is also a WC and shower room, making this floor ideal for guests or an au pair.

The Bellenden area has got it going on. For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Road (a 3 minute walk) where you will also find a number of good, local eateries. The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. We love the Bussey Building for its rooftop bars and cinema! The highly considered Villa Nursery is as close - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 5 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. There are plenty of nearby pubs and eateries to enjoy - we love the Victoria Inn for pints, vino and nosh. Ganapti and The Begging Bowl are similarly popular haunts. The wide open green spaces of Peckham Rye Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers.



LOWER GROUND FLOOR

Approximate. internal area :
87.32 sqm / 939 sq ft



GROUND FLOOR

Approximate. internal area :
105.67 sqm / 1137 sq ft



FIRST FLOOR

Approximate. internal area :
73.86 sqm / 795 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 266.85 sqm / 2871 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(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.



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