

ASYLUM ROAD, PECKHAM, SE15
FREEHOLD
GUIDE PRICE £1,300,000



SPEC

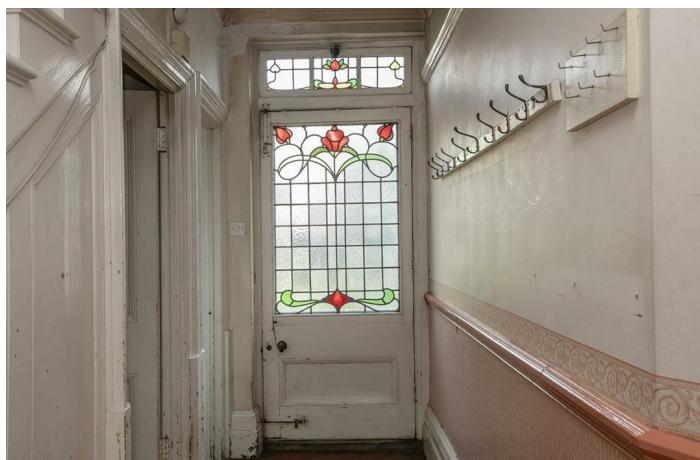
Bedrooms : 5
Receptions : 3
Bathrooms : 2

FEATURES

Landmark Period Vicarage Building
Double-Fronted
Wonderful Period Features
Huge Garden
Garage
Freehold



ASYLUM ROAD SE15
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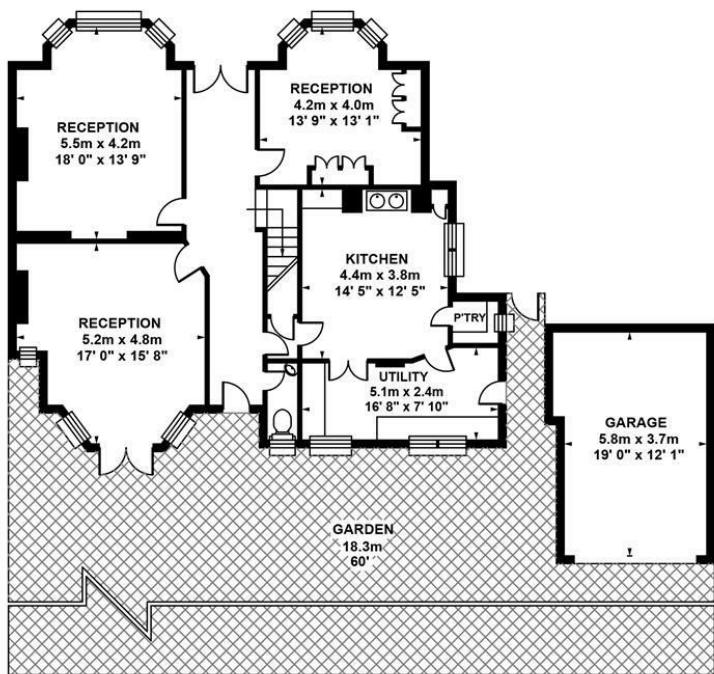
Impressive Five Bedroom Period Double-Fronted Vicarage with Huge Garden and Garage in Need of Full Modernisation - CHAIN FREE.

Set back from the street behind high hedging and a wooden gate, this impressive five bedroom double-fronted house stands proudly. 'Christchurch Vicarage' is written over the original door, denoting its former use, and retains original stained glass panels and an arched stained glass fanlight above. The inner hall boasts herringbone tiled flooring, dado rails, picture rails and cornicing. To the left is the first of your fine receptions with twin fitted original dressers, feature fireplace, picture rails and wonderful ceiling panelling. To the right, the largest reception measuring 18' in length, providing more exquisite ceiling detail, dado rails and a feature fireplace with arts and crafts-style wooden surround. Both front-facing rooms offer full-width bay windows for abundant light. A third grand reception takes the rear spot into another wide bay with French doors opening to the vast garden. The kitchen/diner enjoys a show-stopping original wooden dresser, AGA and adjoining pantry and the generous utility room provides a nifty serving hatch back to the kitchen, the garden & garage can also be accessed from here. A guest WC and cellar storage complete this floor. The first floor provides a bright and spacious landing, an 18' master bedroom and two further double bedrooms all with a feature fireplace, a fourth smaller bedroom with dual-aspect windows, and a study. There is a bathroom, shower room & WC. Outside you enjoy a huge full-width, 60' garden, mainly laid-to-lawn with planting and a shed. There is garage, additionally accessed from garden which could also provide an excellent home office, and a driveway providing off-street parking.

Queens Road Station (mainline & London Overground Line) 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 Victoria and Blackfriars/City options too. Several bus routes serve nearby Old Kent Road. Transport links are due to be further improved by the much anticipated Bakerloo Line. 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. 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 15 minutes away from the property on Rye Lane in the Bussey Building or Peckham Levels, including hot yoga. Asda, Tesco & Lidl supermarkets are all within easy reach on the Old Kent Road), or there's a big Morrisons in Peckham.

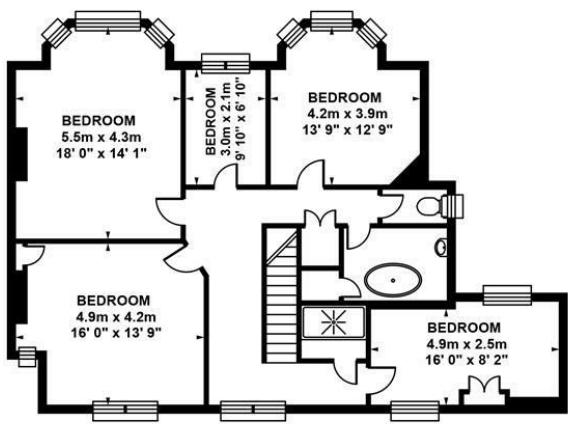
Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
133.07 sqm / 1432 sq ft



FIRST FLOOR

Approximate. internal area :
107.03 sqm / 1152 sq ft



TOTAL APPROX FLOOR AREA

Approximate. internal area : 240.10 sqm / 2584 sq ft
Measurements for guidance only / Not to scale

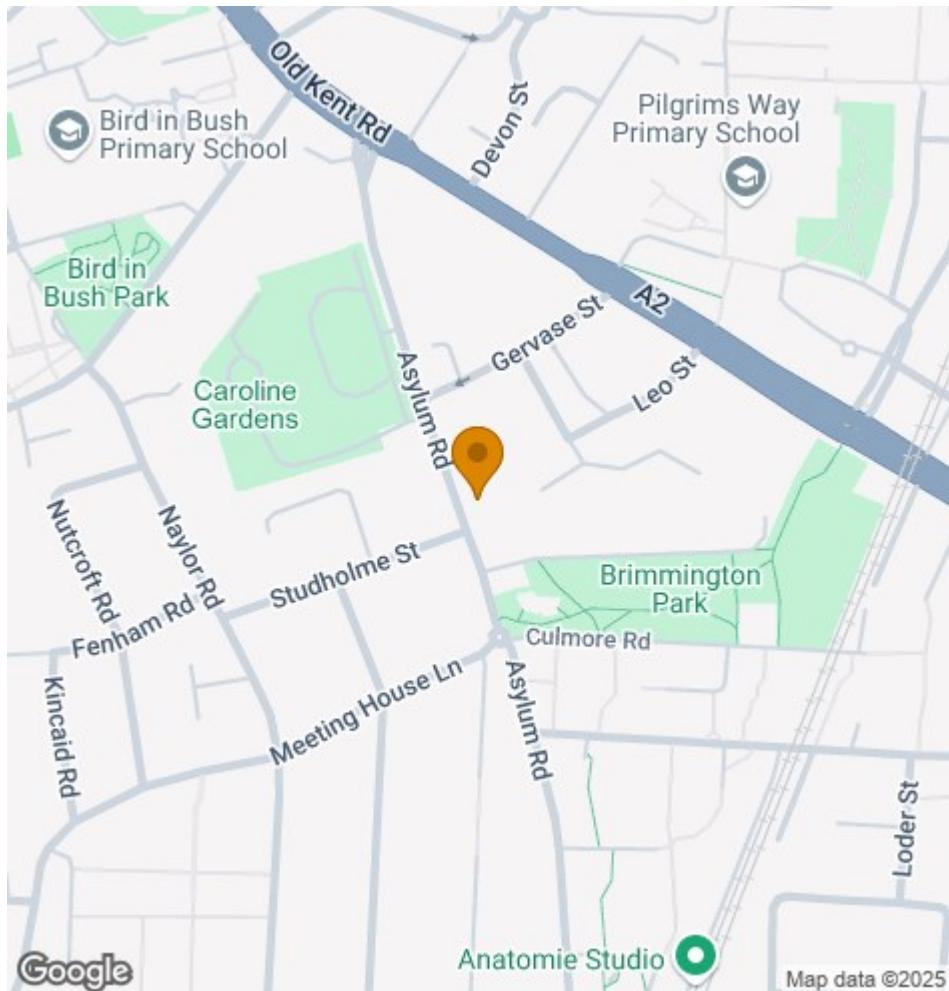
ASYLUM ROAD SE15

FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		53	
(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.



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