Wooster & Stock

DENMAN ROAD, PECKHAM, SE15

SHARE OF FREEHOLD

GUIDE PRICE £500,000 TO £535,000

SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length : 984 years on the underlying lease
Service Charge : £500 per annum
Ground Rent : n/a

FEATURES

Private Terrace and Garden
Stylish Neutral Decor
Peaceful Mature Setting
Share of Freehold

DENMAN ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

DENMAN ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

Terrific One Bedroom Period Conversion With Private Terrace and Garden - CHAIN FREE.

You'll just love this magnificent one bedder! Sitting along the much loved and leafy Denman Road, enjoys a first floor position in a most handsome red bricked Victorian building. Spanning an impressive depth it incorporates splendid lounging, dining and cooking spaces as well as a modern bathroom and peaceful double bedroom. There's a sunny leafy private terrace and a generous private garden too! Denman Road has an inimitably eclectic mix of period architecture. It rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable five minute ramble of bountiful Bellenden Village. Transport is a cinch with Peckham Rye Station a seven minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more.

The living area fronts the street into a triptych of sash windows. Here you'll enjoy ample lounging and dining space and some delightful engineered wooden flooring. A spacious kitchen with oodles of cabinet and counter space adjoins to the rear with honeycomb splashback, four ring gas hob, oven, one and half bowl stainless steel sink and drainer. The fridge, freezer and dishwasher are integrated and there's space and plumbing for the washing machine. The bathroom sits down a half flight opposite a side aspect casement window. It has a contemporary white suite, handsome tiling, funky vinyl flooring and a heated towel rail. Next you find a bright and airy rear-facing double bedrooms with wide glass doors opening to a gorgeous and peaceful terrace. A set of steps lead downward from here to the private garden which is another leafy oasis.

For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Village (a 3 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The South London Gallery Café is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. The Bussey Building has some fab rooftop bars and even a 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. 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.

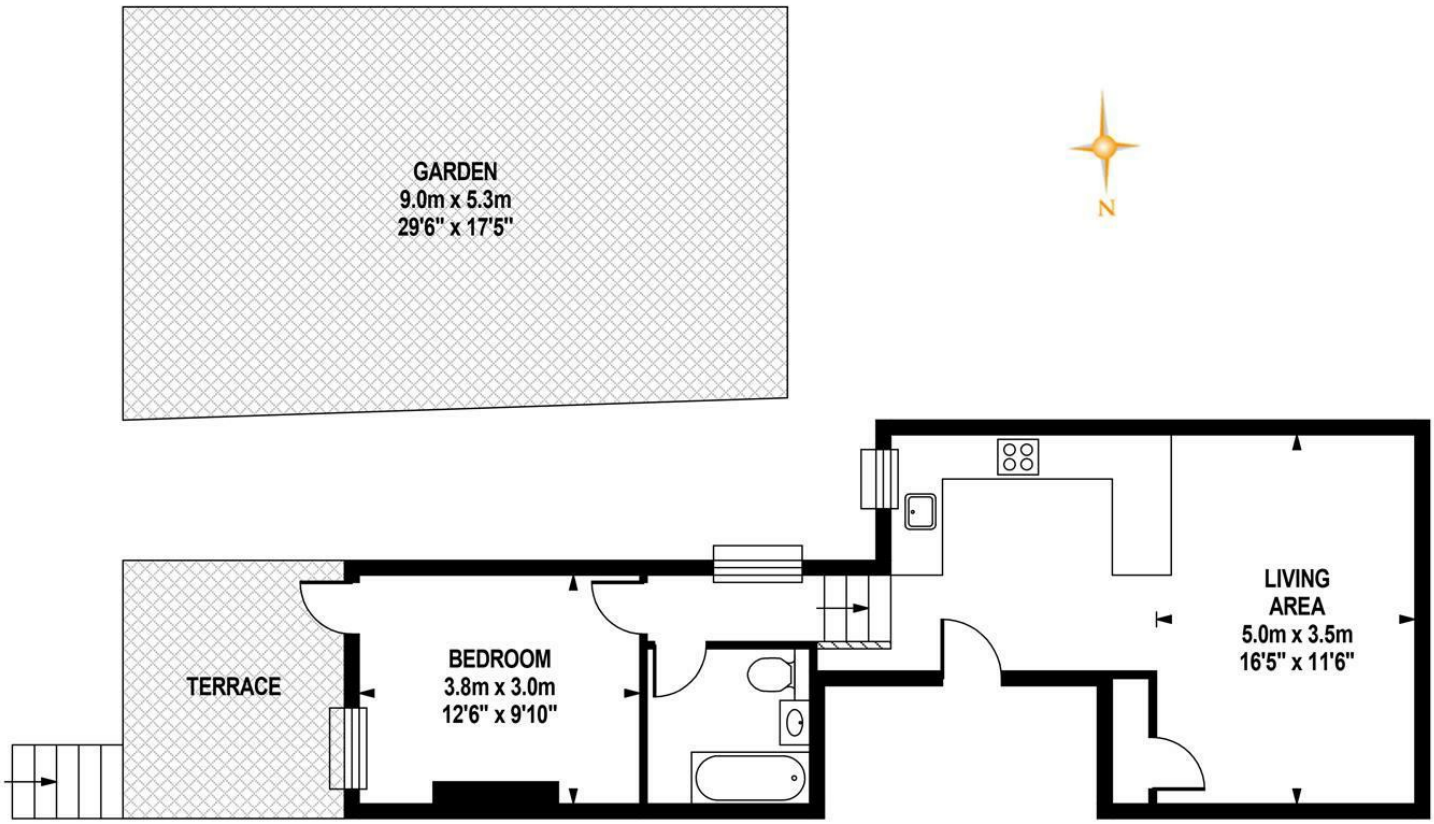
Tenure: Share of Freehold

Lease Length: 984 years

Council Tax Band: B

DENMAN ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



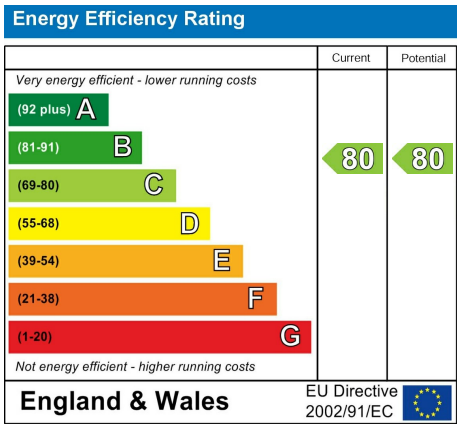
Approximate Internal Area :-
50.44 sq m / 543 sq ft

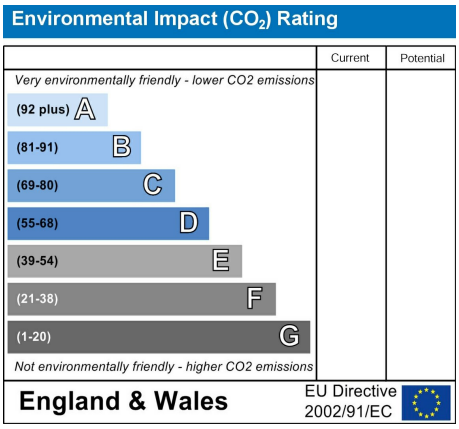
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 50.44sq m / 543 sq ft
Measurements for guidance only / not to scale

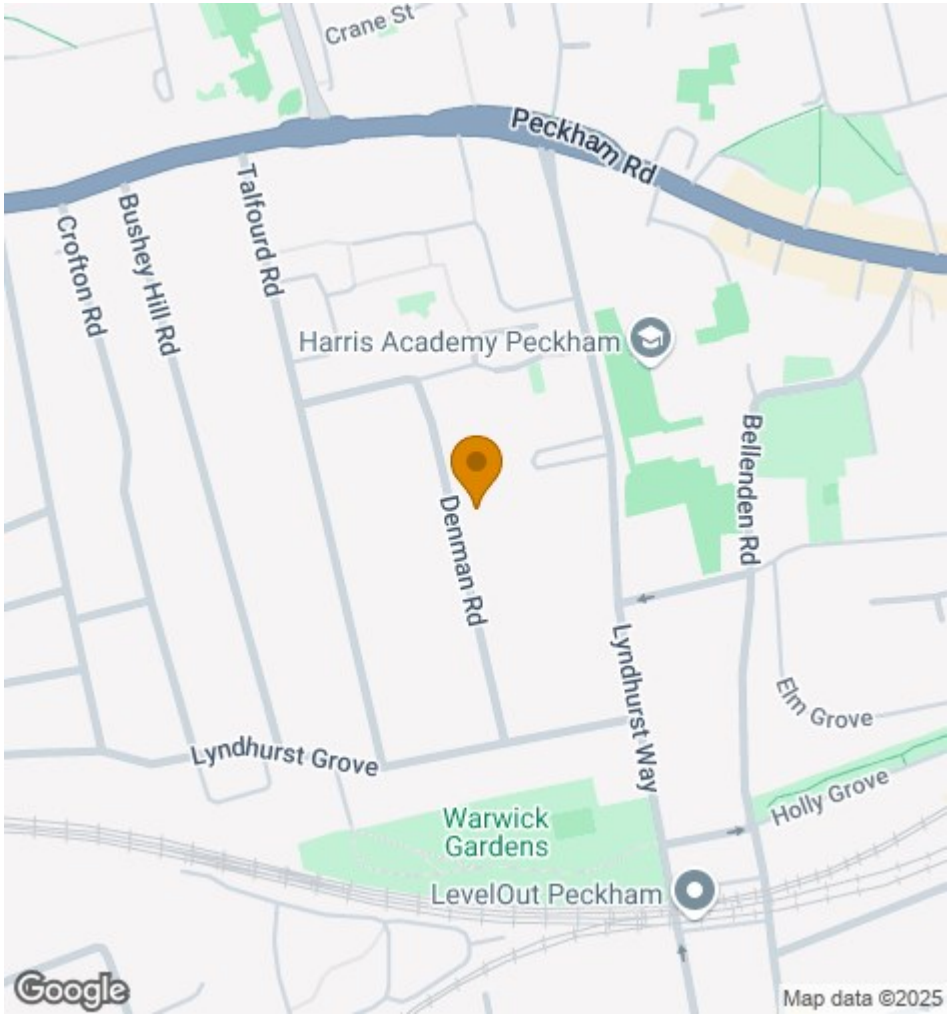
DENMAN ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD





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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