

GOWLETT ROAD, PECKHAM, SE15

LEASEHOLD

GUIDE PRICE £900,000 - £950,000



SPEC

Bedrooms : 4

Receptions : 1

Bathrooms : 2

Lease Length: 150 years remaining

Service Charge: n/a

Ground Rent: n/a

FEATURES

Wonderfully Extended

Fantastic Roof Terrace

Tasteful Neutral Styling

Prized Location

Leasehold



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GUIDE PRICE £900,000 to £950,000.

Impressively Extended 3/4 Bed Period Home Over 1350sqft with Fab Roof Terrace - CHAIN FREE.

A home that keeps on giving! Spanning the upper floors of a handsome period building on a peaceful, leafy street, this fantastic 3/4 bedder supplies a substantial and tasteful living environment throughout. The property enjoys a well appointed upward conversion and includes three lovely double bedrooms, a large reception, kitchen/diner, study/nursery, bathroom, shower room and wc. The master bedroom also enjoys an adjoining dressing room and tonnes of eaves storage. The jewel in the crown is a lofty and private roof terrace. Location-wise you're equally well catered for. You're within a pleasant stroll of the fantastic primary school - St John's & St Clement's C of E Primary School. It's highly considered and literally moments away for the easiest morning commute! This is in addition to the wonderful amenities of Lordship Lane. Transport is a cinch with East Dulwich, Peckham Rye and Denmark Hill Stations each walkable.

A handsome exterior invites you inward to the flat's ground floor entrance. A carpeted inner stairs leads upward to the first return where you find a large kitchen/diner with abundant cabinet and counter space on two walls and a large rear-facing sash window. Appliances include a four ring gas hob and oven. A neat wc sits next to this with modern loo, wash hand basin and a side aspect window. A half flight ascent from here leads to a fabulous front-facing reception. It's a wide, bright room with original timber floors. A lovely period fireplace with coal effect gas fire is flanked by low-level storage units and raised shelving. A triptych of sash windows fronts the street for plenty of light. A large double bedrooms completes this level boasting twin bespoke fitted storage and a pleasant rear aspect.

Another half flight ascent brings you to the second return where another lovely double bedroom supplies fitted storage and fresh carpeting. A mostly tiled side-facing bathroom with clean white suite sits politely next door. A final upward trot supplies a boastful dual aspect master bedroom with adjoining dressing area and eaves storage. Next to this sits a cute single room/study with gently sloping eaves and large skylight. Further along the upper landing you find a fancy fully tiled shower room and access to the wonderful roof terrace which affords you a peaceful rooftop haven.

Peckham Rye Station is around 10 minutes' walk and Denmark Hill an easy 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 20 minutes. 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 10 minute walk, for some of southeast London's best shops. 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 your door for a super easy morning commute. It's part of The Charter Schools Educational Trust. The popular Villa pre-prep and nursery is down the road and the Little Jungle nursery is even closer. St John's and St Clement's on Adys Road is highly considered and the Dulwich Foundation schools are just a 5 minute drive.

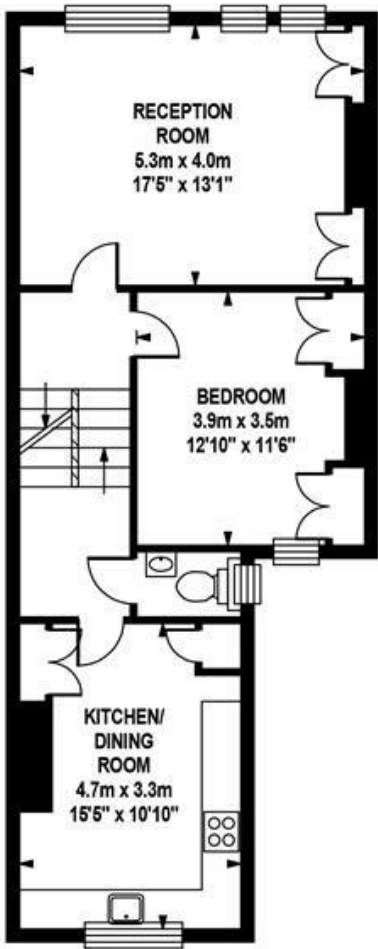
Tenure: Leasehold

Lease Length: 150 years

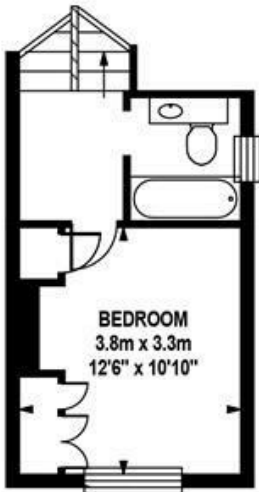
Council Tax Band: C



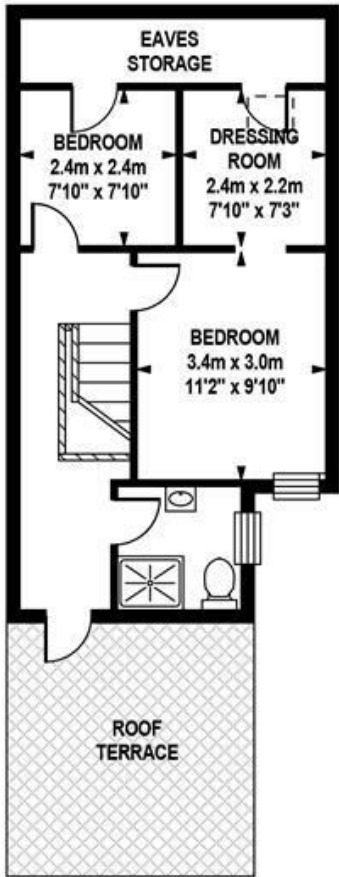
GROUND FLOOR
ENTRANCE
Approximate Internal Area :-
1.86 sq m / 20 sq ft



FIRST FLOOR
Approximate Internal Area :-
62.43 sq m / 672 sq ft



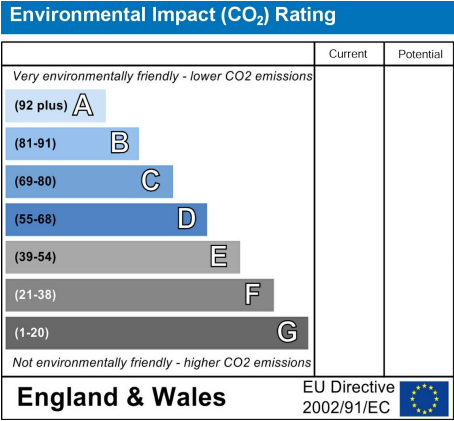
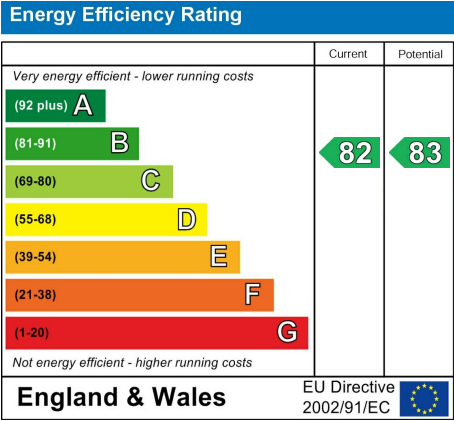
FIRST RETURN
Approximate Internal Area :-
21.55 sq m / 232 sq ft



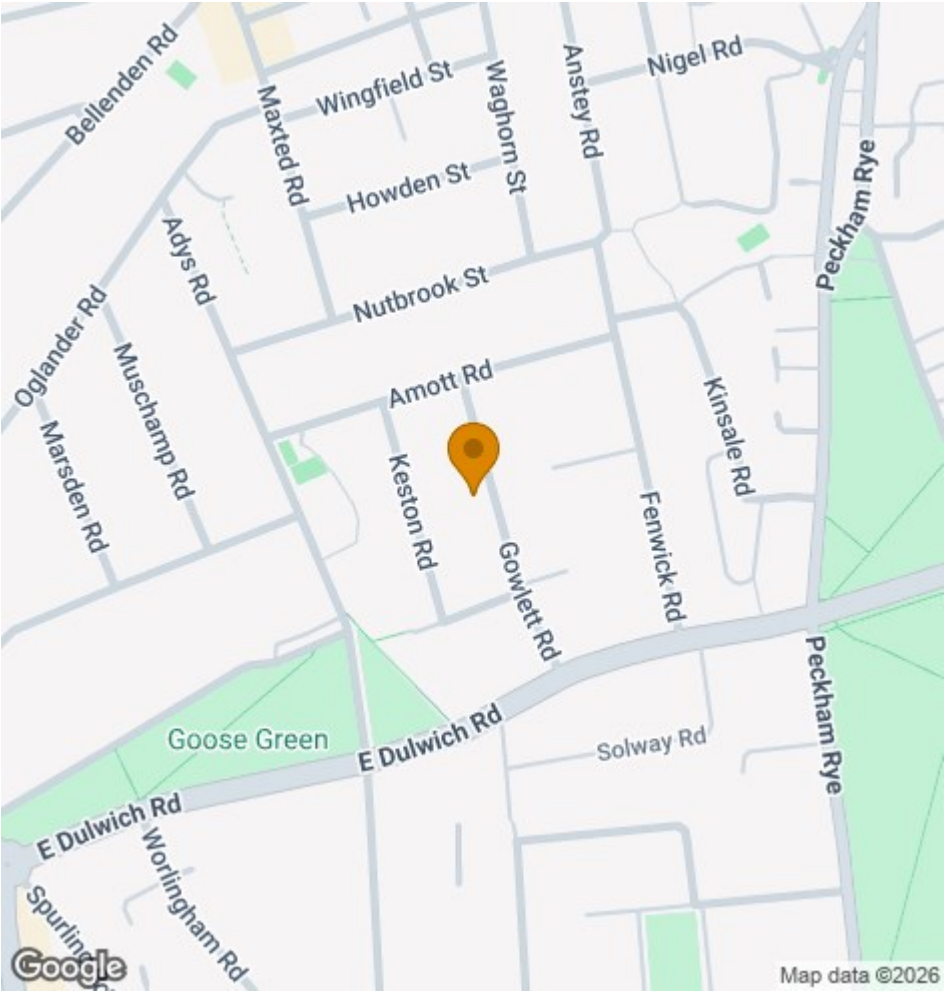
SECOND FLOOR
Approximate Internal Area :-
40.13 sq m / 432 sq ft

TOTAL APPROX.FLOOR AREA
Approximate Internal Area :- 125.97sq m / 1356 sq ft
Measurements for guidance only / not to scale

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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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