

BLENHEIM GROVE, PECKHAM, SE15

FREEHOLD

£1,500,000

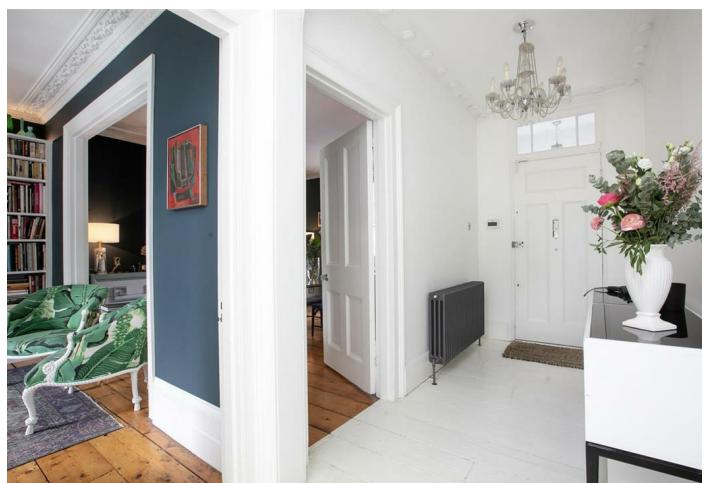


## SPEC

Bedrooms : 3  
Receptions : 1  
Bathrooms : 1

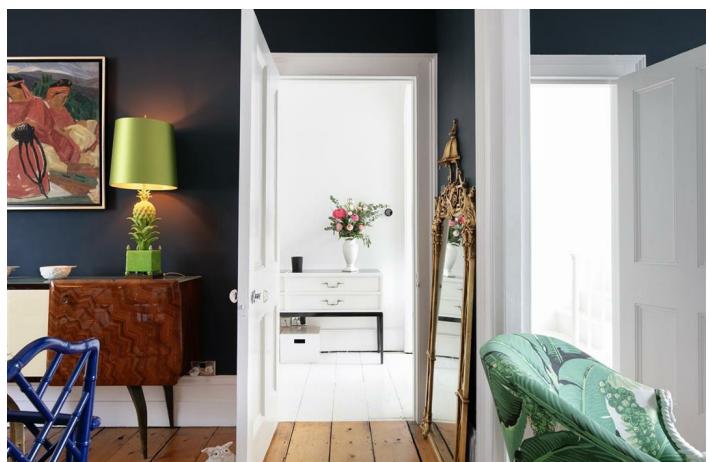
## FEATURES

90ft South Facing Mature Garden  
Semi-Detached  
Original Features  
DeVOL Kitchen  
Chain Free  
Freehold



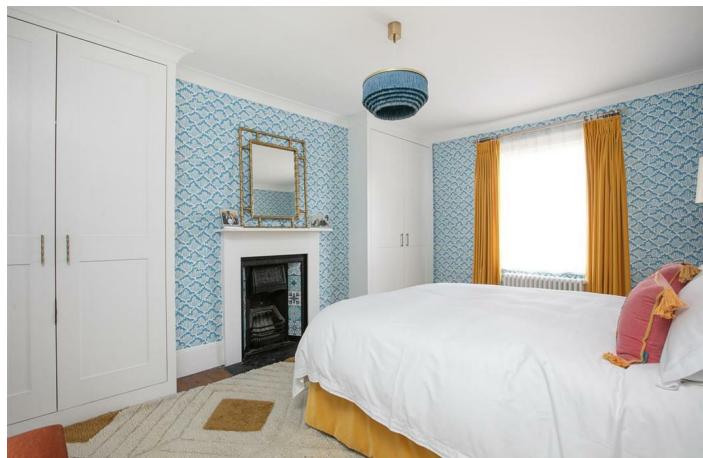
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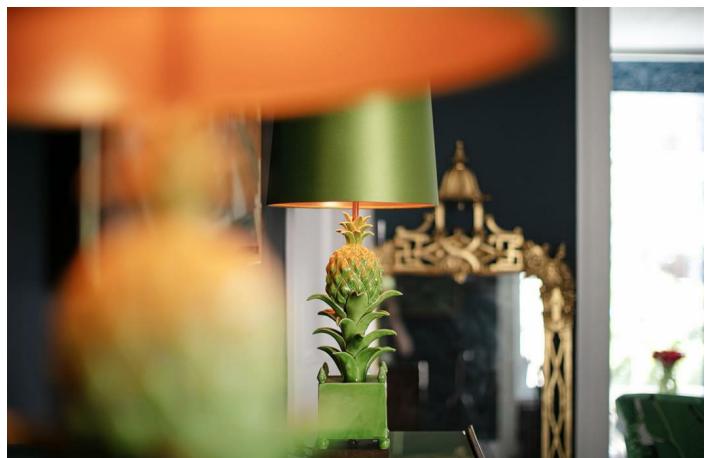
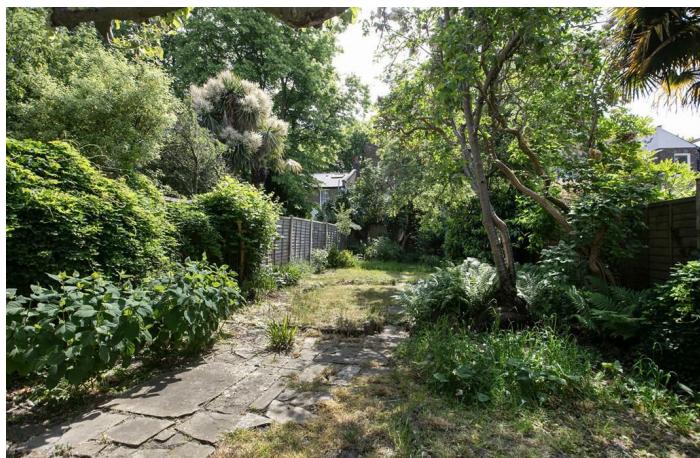
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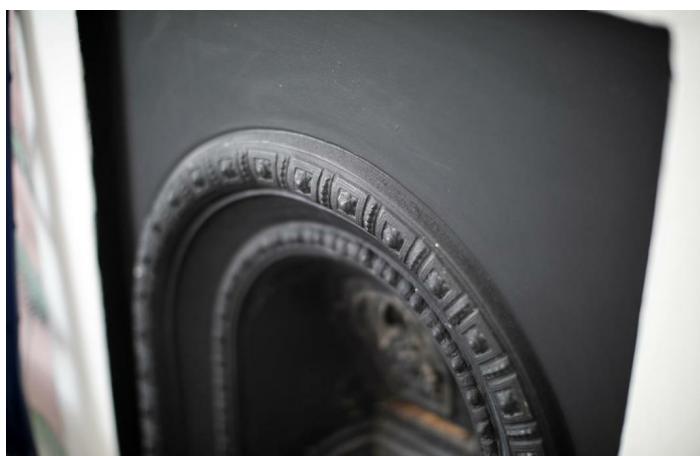
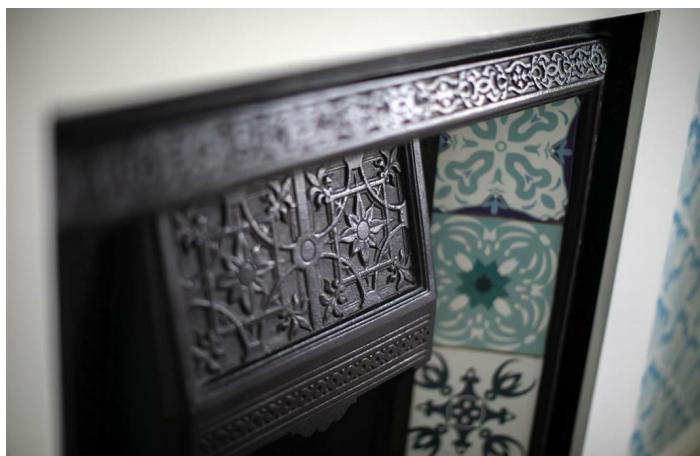
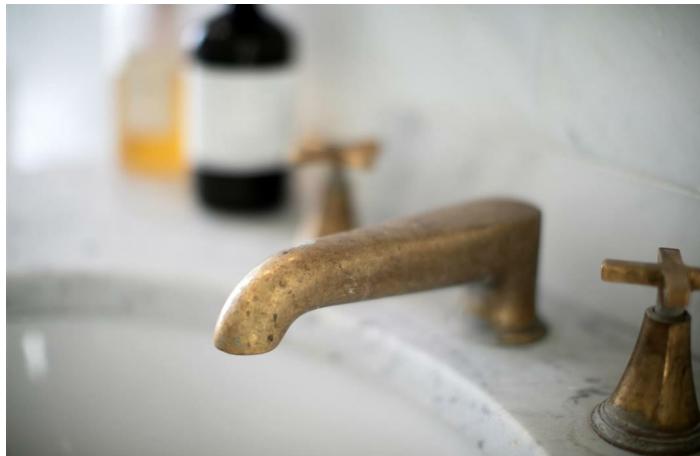
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Splendid Three Bedroom Period Home with 90ft South-Facing Garden - CHAIN FREE.

Built on the cusp of the Georgian, William IV and Victorian eras, this magnificent period home offers a wealth of original charm. The décor has been sympathetically and elegantly ushered into the modern era to supply a sublime DeVOL Kitchen, Porter bathroom, sumptuous wall tones and a most-impressive contemporary picture window for exquisite garden views. There's a healthy array of original features including ornate cornicing and feature fireplaces. A perfectly versatile layout makes the accommodation perfect for any number of arrangements. The property comprises a large double reception/bedroom, two wonderful double bedrooms, a large loft room, bathroom, guest wc, open-plan living area and adjoining kitchen/diner. The rear garden stretches almost 100 ft of south-facing leafiness - it's magnificent! Blenheim Grove borders the bustling Bellenden Road area putting this house at the hub of Peckham. Transport is a cinch with any number of swift regular buses whizzing down Peckham Road. Peckham Rye Station is an easy three minute morning stroll. Now that's an easy commute!

The exterior is delightful with well maintained brickwork, a ground floor arched sash window and neat walled front garden. A recessed portico leads inward to the entrance hall which is wide and bright. Delicate floral original cornicing combine with crisp neutral décor, original floorboards and original staircase for a wonderful first impression. A wide arch draws your eyes rear to that floor-to-ceiling picture window which frames the first of numerous calming garden views. The double reception sits to the right and is presented in a moody squid ink colour. Original ornate cornicing and high skirting boards, each painted white, offers a bracing contrast. An arched window to front and show-stopping floor-to-ceiling sash window to rear afford you yet more garden views. This room would make a fine double bedroom depending on requirements.

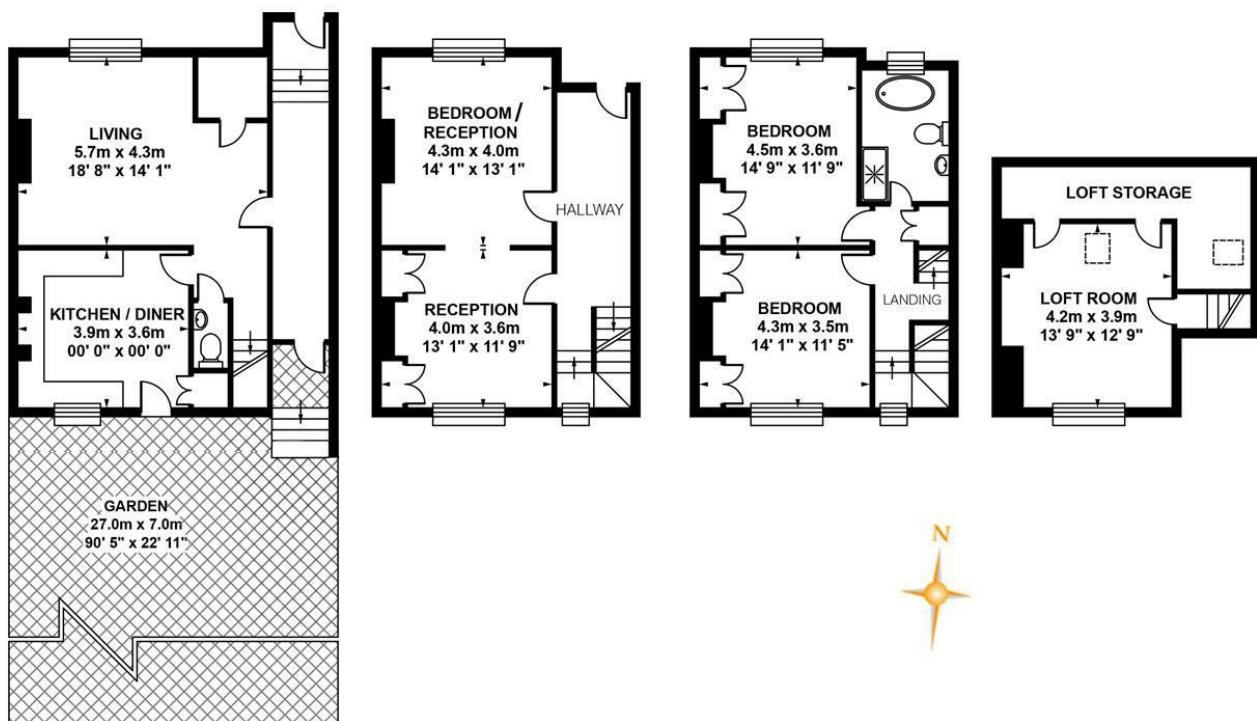
Heading down to the lower ground floor you meet a large open-plan living space with wonderful feature mantel and log burner. The DeVOL kitchen/diner adjoins with tasteful muted blue kitchen cabinets, Italian marble counters, five ring gas range, integrated dishwasher and fridge. There is a recessed pantry and garden access too. The living space also enjoys a side access point and adjoining laundry cupboard. Venturing outward to the garden you find a sunny patio which rises upward to a lush, generous lawn which enjoys dappled shade. The southerly aspect make it ideal for veg-growing, sun-baking and lavish summer gatherings.

Upward to your wonderfully airy landing you find another rear facing sash window presiding over the rear leafy expanse. Bedroom one fronts the street with a gorgeous feature fireplace. This is flanked on either side by bespoke floor-to-ceiling wardrobes. The designer wallpaper complements perfectly the tiling - it's such a thoughtful combination. Bedroom two is another fine double with more tasteful wallpaper, a feature fireplace, bespoke storage and more glorious garden views. Recessed storage on the landing precedes your semi-tiled 'Porter' bathroom which has a neat roll top bath, period style suite and modern walk-in shower. The heated towel rail, taps and shower head are beautiful brushed brass. Last but not least comes a lovely loft room accessed from the landing up a cute staircase. It's a dual aspect room with wrap-around loft storage.

Peckham Rye is less than a five minute walk for swift and frequent services to London Bridge, Victoria and Blackfriars. Denmark Hill is also easily reached on foot or train. There's a whole variety of buses run into town along Peckham Road and Rye Lane just five minutes away. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby, also within walking distance is the excellent and very popular Nursery and Pre-Prep, The Villa and the Belham Primary School. Eating out? Miss Tapas and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi. Even closer are the delicious offerings at Levan. It's literally on your street! This area is spoilt for green spaces such as the 120 acre Peckham Rye Common which is small walk or jog away also very nearby is the local Warwick Gardens and Goose Green both a gentle stroll away.

Tenure: Freehold

Council Tax Band: E



**LOWER GROUND FLOOR**

Approximate. internal area :  
62.06 sqm / 668 sq ft

**UPPER GROUND FLOOR**

Approximate. internal area :  
44.16 sqm / 475 sq ft

**FIRST FLOOR**

Approximate. internal area :  
44.97 sqm / 484 sq ft

**SECOND FLOOR**

Approximate. internal area :  
27.41 sqm / 295 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate. internal area : 178.60 sqm / 1922 sq ft  
Measurements for guidance only / Not to scale

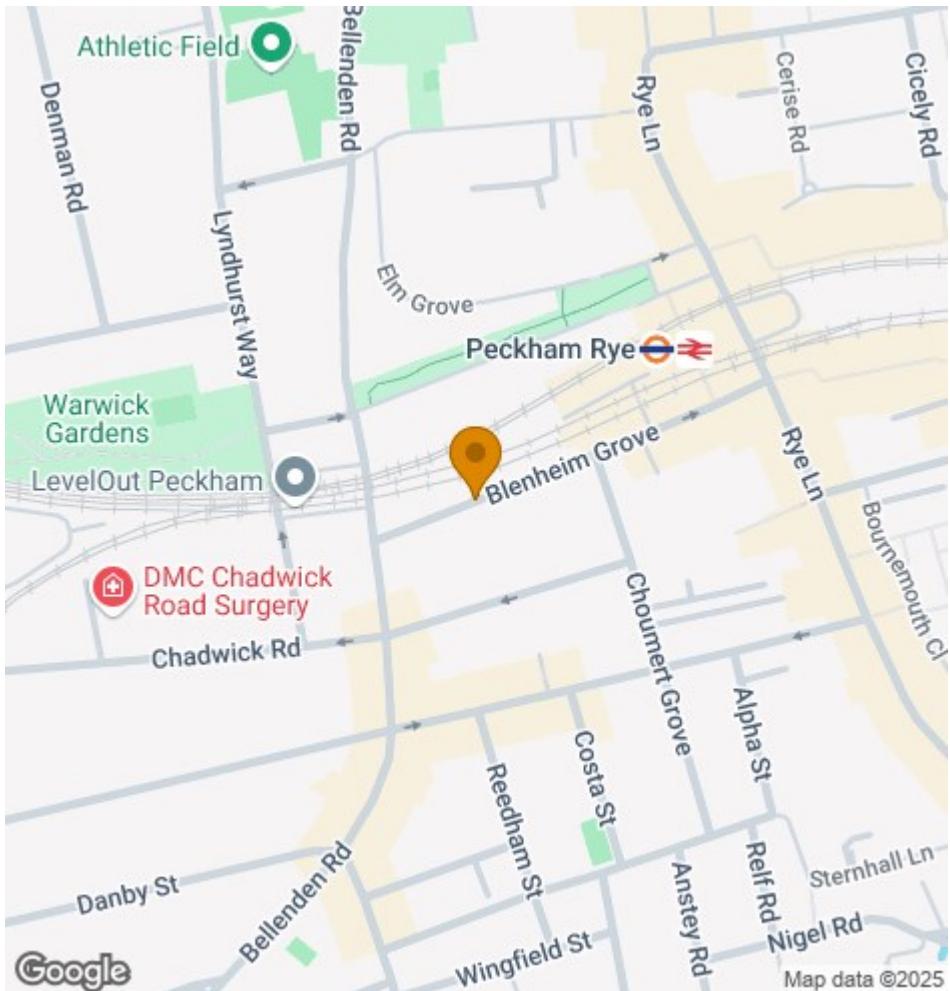
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.



**Wooster & Stock**

17 Nunhead Green  
London SE15 3QQ  
020 7952 0595  
sales@woosterstock.co.uk

WOOSTERSTOCK.CO.UK