

WINGFIELD STREET, PECKHAM, SE15
FREEHOLD
GUIDE PRICE £1,200,000 - £1,250,000



SPEC

Bedrooms : 4
Receptions : 1
Bathrooms : 2

FEATURES

Wonderful Loft Conversion
Peaceful Yet Convenient Location
Pretty South Facing Rear Garden
Freehold
Chain Free



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Fabulous Four Bedroom Period Home with South Facing Garden and Impressive Loft Conversion - CHAIN FREE.

Enjoying a perfectly executed loft conversion, this fantastic four bedder benefits from a spacious layout and decent room sizes throughout. Over three lovely floors, the property comprises a double reception, kitchen/diner, four well appointed bedrooms and two bathrooms. The south-facing rear garden is a fine spot in which to unwind - it's great for entertaining too. The location is peaceful and residential yet close to so many amenities! You can stroll to the very lovely Bellenden Village in moments for cafes, pubs and eateries a-plenty. Peckham's marvellous list of social attractions is just a touch further and Lordship Lane supplies yet more cosmopolitan loveliness. Transport is taken care of with nearby Peckham Rye Station whizzing you to central London in no time.

Smart black railings and a matching gate lead in off the street, which is populated by similarly pretty period houses. A welcoming hall with high ceilings and wooden floors leads to your double reception which is accessed through wide double doors on the left. The double reception stretches 25 ft from the rear french doors to the front aspect bay window. It will comfortably host a formal dining table in addition to a comfortable lounging area.

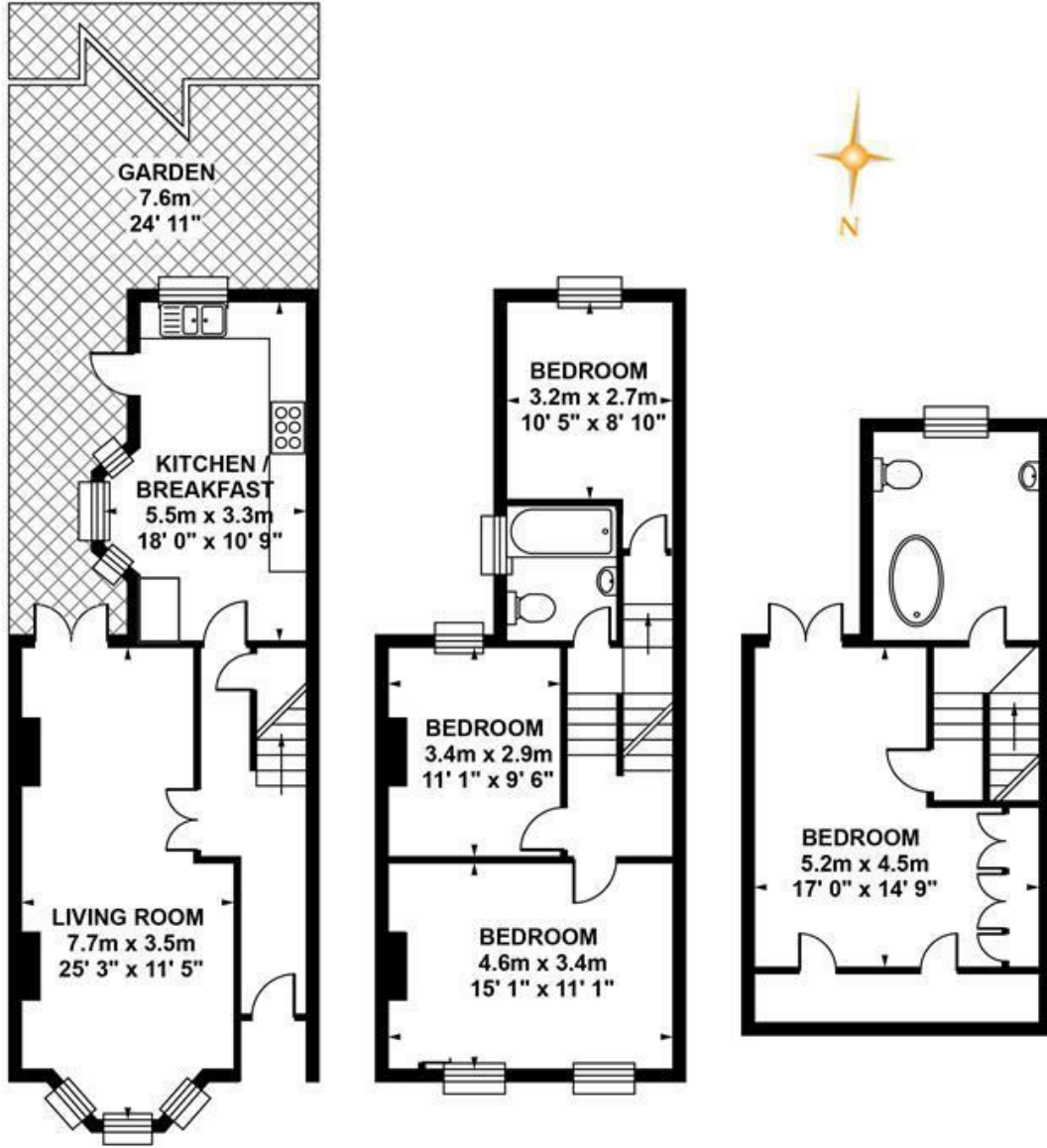
Further along the hall you meet a generous and bright kitchen/diner which dips politely into a side bay windows - it's the perfect spot for a family dining space. The cabinets and counters run on two walls and there's a fancy gas range for tackling the christmas turkey. Further garden access is offered from here. It's a tranquil space with pretty wall detail and lawn.

Back inside you ascend to the first return where you meet the first of your bedrooms. Currently arranged as a study it enjoys garden views and peaceful vibes. A modern bathroom sits next door with fresh tiling and white suite. Upward to the first floor you meet a spacious double bedroom fronting the street into the full width of the building. Bedroom three completes the first floor with more rear-facing tranquility. Upward again to the second return you discover a large second bathroom with swanky suite and dishy tiling. The master loft bedroom enjoys tonnes of recessed storage and a tip top Juliette balcony.

Transport is taken care of by nearby Zone 2 Peckham Rye Station (less than a 10-minute walk away) with direct services to London Bridge, Victoria, Blackfriars, St Pancras International and out to Croydon, Surrey and Kent. The London Overground takes you to Clapham Junction or Shoreditch in 15 minutes and passengers can change at Canada Water for the Jubilee Line. Popular Little Jungle Nursery is round the corner and The Villa Nursery and Pre-Prep School (for 2-7-year-olds) is also close by. Desirable local primaries include The Belham, St John's & St Clements, and Goose Green. Bellenden Road (a few minutes walk) supplies some fantastic social endeavours as does Lordship Lane (10 minute walk).

Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
49.19 sqm / 529 sq ft

FIRST FLOOR

Approximate. internal area :
46.79 sqm / 504 sq ft

SECOND FLOOR

Approximate. internal area :
37.62 sqm / 405 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 133.6 sqm / 1438 sq ft

Measurements for guidance only / Not to scale

WINGFIELD STREET SE15
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.

