Wooster & Stock

WAGHORN STREET, PECKHAM, SE15

FREEHOLD

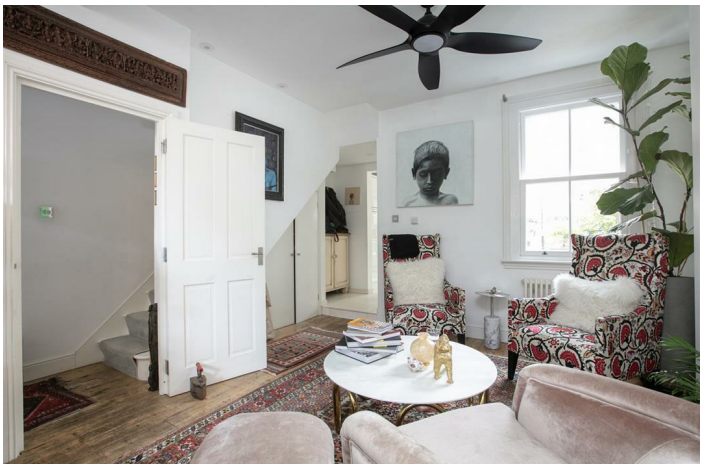
£1,200,000

SPEC

Bedrooms : 5
Receptions : 1
Bathrooms : 2

FEATURES

Convenient, Mature Location
Generous Living Area
Pretty Rear Garden
Versatile Accommodation
Freehold



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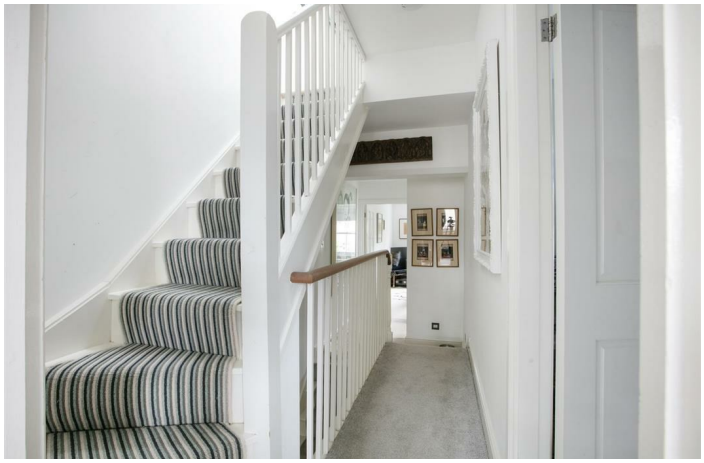

WAGHORN STREET SE15
FREEHOLD

Well-Placed Five Bedroom Period Home on Desirable Street - CHAIN FREE.

Spread generously over three floors, this fab five bedder supplies adaptable, tasteful, well-arranged accommodation. The property comprises a large double reception, modern kitchen/diner, five bedrooms (master en suite), bathroom and guest WC. A well considered layout means you can arrange the interior with complete versatility. A pretty rear garden is the cherry on the cake. You can stroll to Bellenden Village in moments for plenty of cafes, pubs and eateries. 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.

The hall greets you with crisp decor and beautifully aged timber floors. These continue right to the double reception where the same timelessly tasteful theme continues. There's a front aspect bay of double glazed sash windows with frosted lower panes for privacy. A further rear-facing sash window peers down the paved side patio. To the rear of the space a handy recessed storage cupboard precedes your guest WC. Past this runs a wonderfully bright dual aspect kitchen with granite counters and abundant contemporary neutral cabinets. Appliances include a NEFF double oven, washing machine and integrated fridge/freezer and dishwasher. Floor-to-ceiling glass doors offer access to the garden. This is a beautifully arranged split-level leafy oasis with paved patio, raised planters and further seating area.

Upward bound you find a long carpeted landing. The first bedrooms, currently arranged as a comfortable second living area, faces rear with garden views. This sits next to a modern and tasteful bathroom. A large front-facing double bedroom enjoys a pleasant streetscape through two sash windows - each with school house style radiators beneath. Bedroom two has a rear aspect, shelving and more quality carpeting. Rising again, you find another bright rear-facing bedroom with further garden views. The master bedroom takes the top spot with two large overhead Velux, recessed and loft storage and an adjoining en suite shower room.

Transport is taken care of by the aforementioned Zone 2 Peckham Rye Station (an eight minute walk away) with direct services across Central London and out to Croydon, Surrey and Kent. The London Overground takes you to Clapham Junction or Shoreditch in 15 minutes with Canary Wharf and Westminster both accessible via a quick change on the Jubilee Line. The outstanding 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.

Tenure: Freehold

Council Tax Band: D

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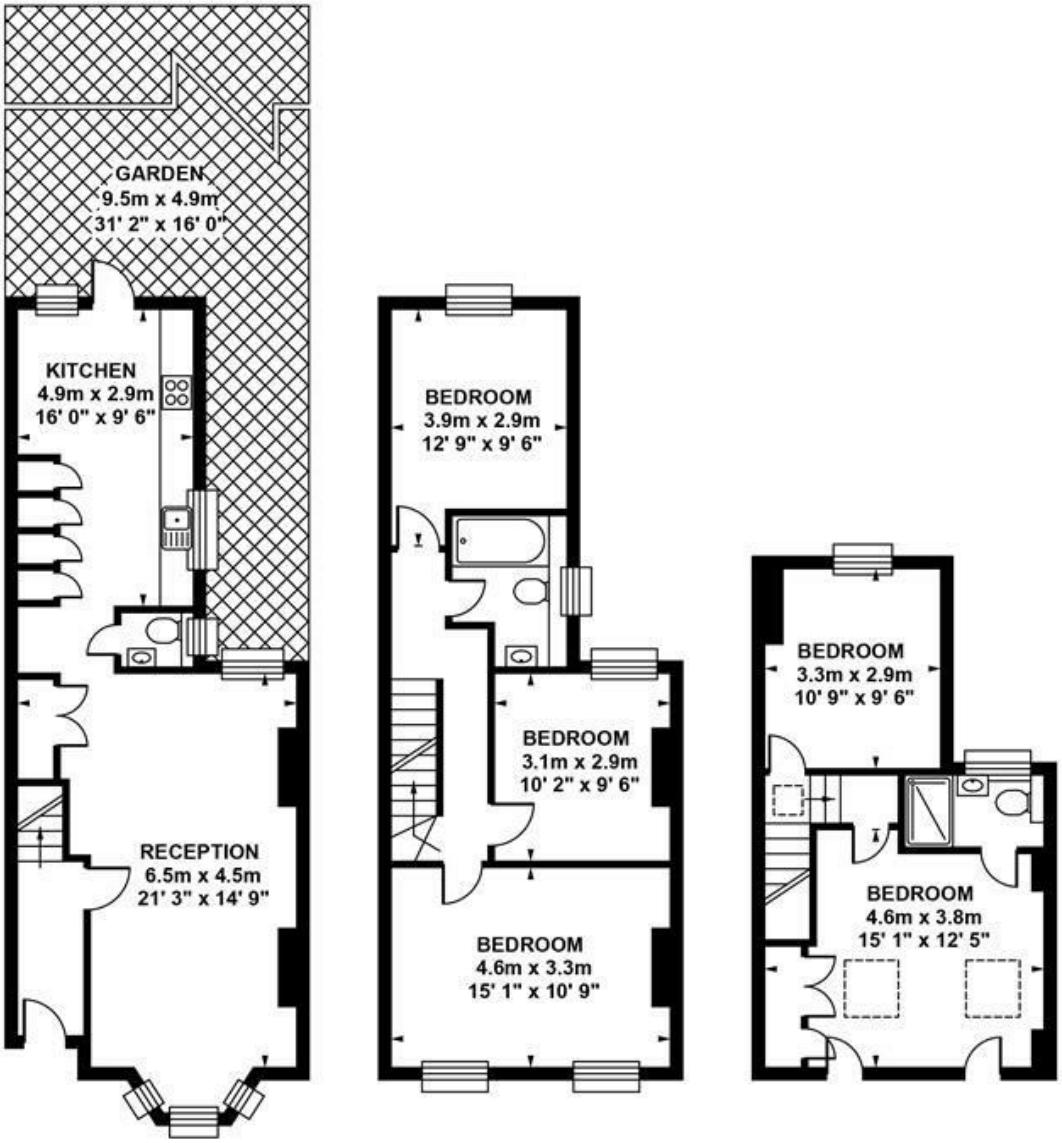

GROUND FLOOR
Approximate. internal area :
47.78 sqm / 514 sq ft

FIRST FLOOR
Approximate. internal area :
47.30 sqm / 509 sq ft

SECOND FLOOR
Approximate. internal area :
31.56 sqm / 340 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 126.64 sqm / 1363 sq ft

Measurements for guidance only / Not to scale

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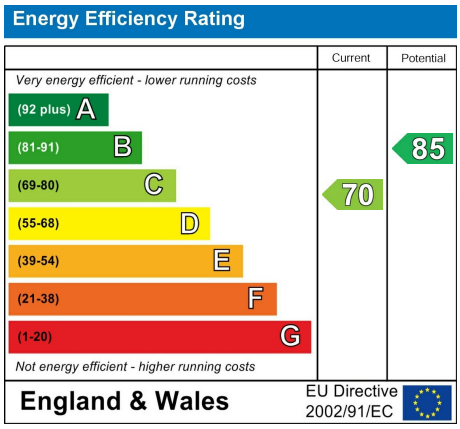
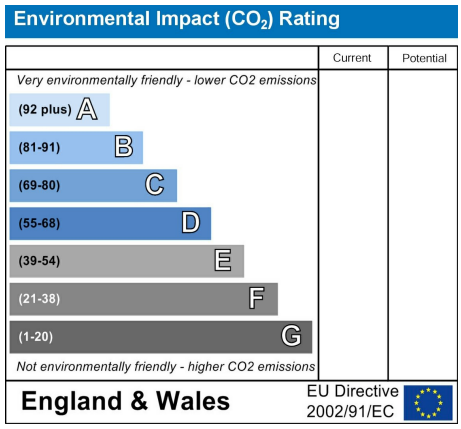
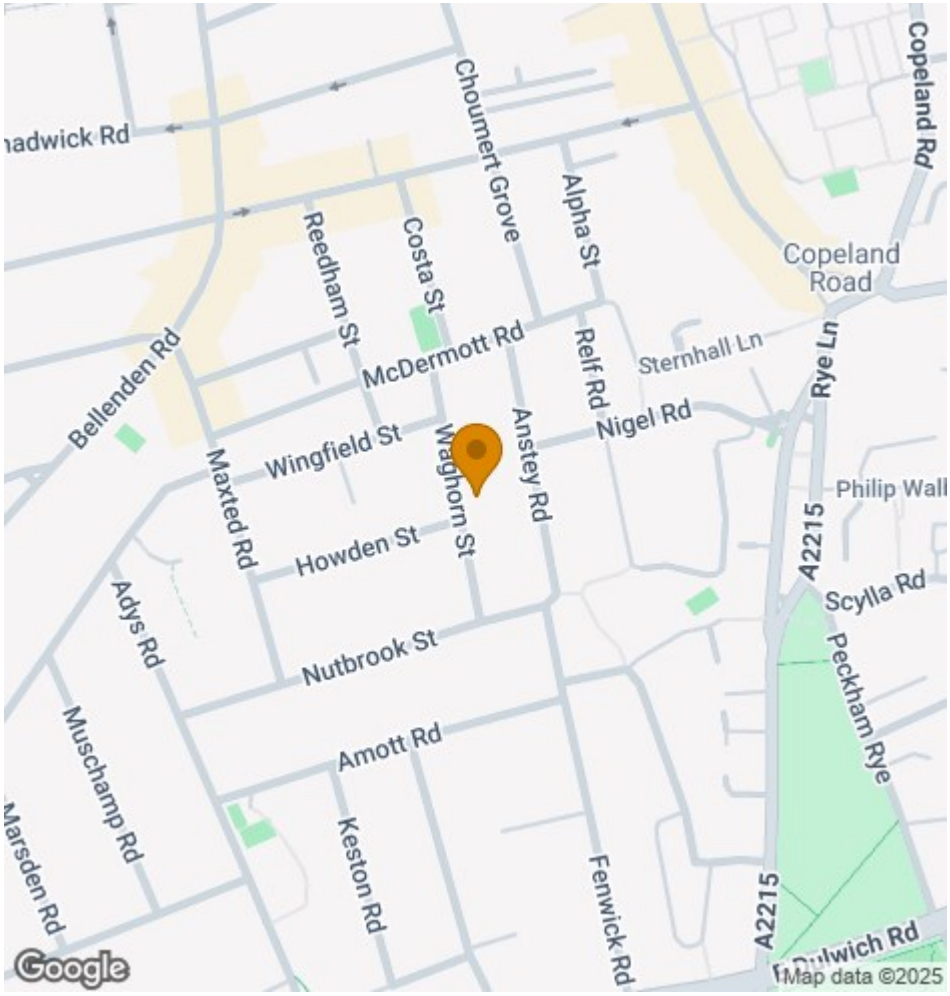




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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