

ELM GROVE, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,250,000 - £1,350,000



## SPEC

Bedrooms : 4  
Receptions : 1  
Bathrooms : 2

## FEATURES

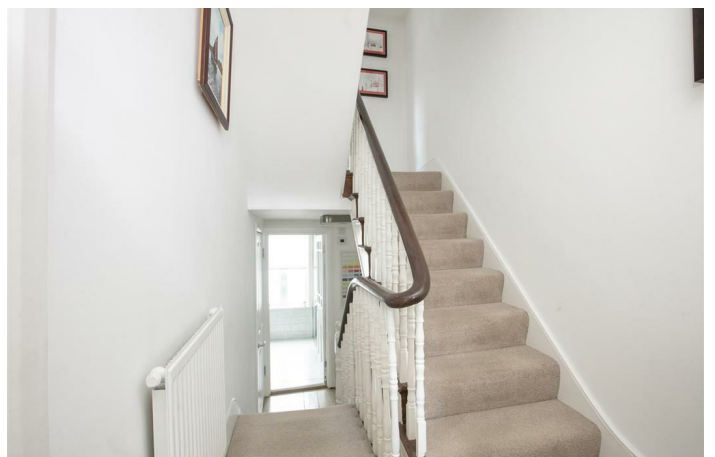
Three Beautiful Floors  
Contemporary Kitchen/Diner  
Wonderful Bespoke Storage  
Pretty Garden  
Over 1500 sq ft  
Freehold



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Fabulous Four Bedroom/Two Bathroom Period Home in Top Spot - CHAIN FREE.

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Boasting a charming leafy aspect from all sides, this magnificent four bedroom period home promises pleasant vibes throughout. Spread generously over three spacious floors, the property enjoys abundant period charm and some eye-catching bespoke joinery. There's ubiquitous storage and the decor is entirely sympathetic. The accommodation comprises a large double reception, contemporary kitchen/diner extension, four lovely double bedrooms, shower room and bathroom. You've also got every conceivable amenity on your doorstep - including the wonderful Bellenden Road! Peckham Rye station, in addition to unbeatable services to London Bridge, hosts the fab London Overground line - it'll whisk you to Shoreditch, Islington, Hoxton or Clapham in no time at all!

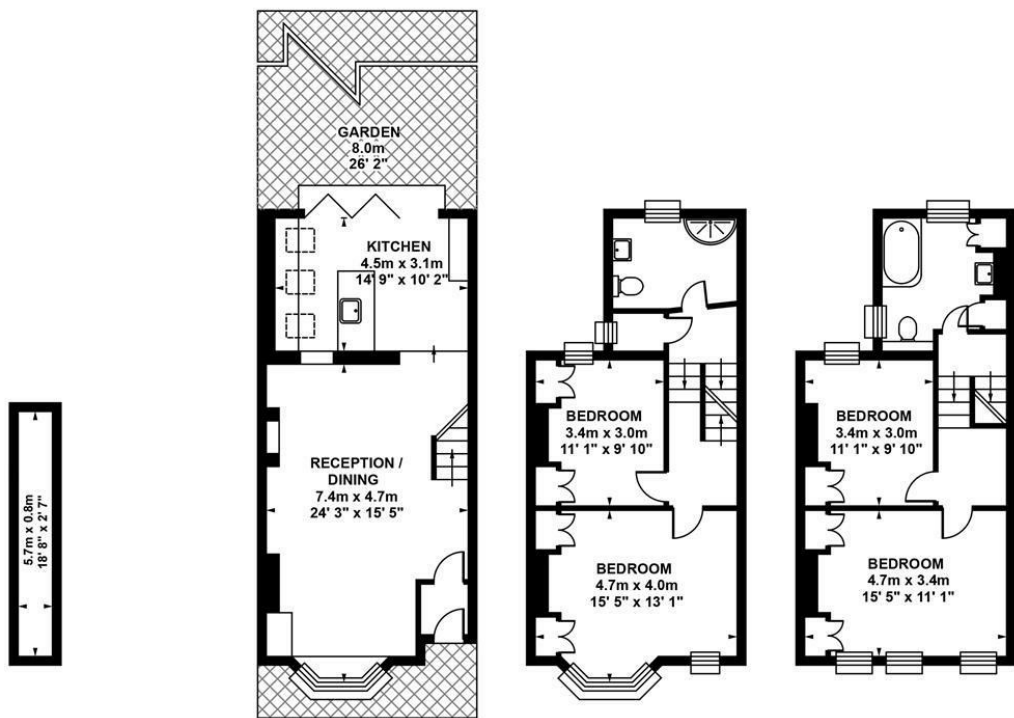
A neat porch leads inward to the wide double reception which spans the full width of the house. A pretty bespoke window seat with symmetrical storage slots perfectly into the front aspect bay. This further benefits from louvered blinds on the lower panes. The fireplace enjoys a coal effect gas fire with beautiful painted mantel. To the rear of the space you find a comfortable formal dining area, oblong rear-facing picture window and handy storage under the stairs. The kitchen/diner adjoins to the rear, again stretching to full width. Three overhead Velux windows and a wall of bi-fold doors ensure plenty of light and airiness. You have tonnes of food prep space and a long breakfast bar for munching. Appliances include a four ring gas hob, double oven and integrated dishwasher. Outside you'll enjoy a most wonderful leafy aspect. Backing onto the Holly Grove park, the garden is peaceful and mature. Raised planters, long brick paving and plenty of space for entertaining add to the charm.

The first return has a contemporary shower room with fancy walk-in shower, loo, heated towel rail and wash hand basin. Next to this is a deep recessed storage cupboard - perhaps another loo? Bedroom one lavishly sprawls to full width enjoying more shutters on the bay window. A super pretty feature fireplace is kept company by fitted storage either side. Bedroom two, another lovely double has more storage and calming vibes. The second return offers a really pretty dual aspect family bathroom with curved bath, shower, contemporary loo and matching wash hand basin. We love those snazzy floor and wall tiles. Upward bound again you meet a dishy double bedroom stretching to three windows wide and with yummy dark stained floorboards. A handsome feature fireplace is flanked by low level storage units and shelving. Bedroom three is another double with tall bespoke storage and a period feature fireplace.

The locale really leaves you within a stroll of anything you might need. Rye Lane offers its unique London bustle and all the high street shops. Transport wise you're equally well catered for with nearby Peckham Rye Station - which in addition to London Bridge services supplies the fab London Overground Line. Further services include Blackfriars and Victoria (all between 9-14 mins). Buses head into town from Rye Lane and Peckham Road, night buses included. Bar Story is close for a cocktail on the patio, and East Dulwich or Camberwell are near for a change of (local) scene. Bellenden Village is a matter of seconds on foot and supplies much to do. We love The Victoria for a pint, The Begging Bowl for some excellent nosh and Review book shop for a nose around the latest titles. The high street, Rye Lane, is a stone's throw for a cosmopolitan mix of food shops and other outlets. As for social life, good restaurants, bars and delis are on your doorstep and the Peckham Pulse, award winning library and Sunday farmers market are around the corner. This part of SE15 is also well located for East Dulwich and Dulwich Village where you have more excellent shopping, the Dulwich Foundation schools, the park and the Picture Gallery.

Tenure: Freehold

Council Tax Band: E



**CELLAR**

Approximate, internal area :  
4.56 sqm / 49 sq ft

**GROUND FLOOR**

Approximate, internal area :  
50.34 sqm / 542 sq ft

**FIRST FLOOR**

Approximate, internal area :  
43.00 sqm / 463 sq ft

**SECOND FLOOR**


Approximate, internal area :  
42.00 sqm / 452 sq ft

**TOTAL APPROX FLOOR AREA**

Approximate, internal area : 139.90 sqm / 1506 sq ft

Measurements for guidance only / Not to scale

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FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(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.

