Wooster & Stock

COSTA STREET, PECKHAM, SE15

FREEHOLD

OFFERS IN EXCESS OF £900,000







SPEC

Bedrooms : 2
Receptions : 1 (Double Reception)
Bathrooms : 1

FEATURES

Leafy Rear Garden
Original Victorian Features
Tasteful Decor Throughout
Large Loft Room
Freehold













COSTA STREET SE15

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Beautifully Presented Two Bedroom Victorian Home with Generous Garden - CHAIN FREE.

This beautifully presented two bedroom Victorian home combines original period character with a tasteful contemporary finish. The house retains a number of attractive original features, including multiple feature fireplaces, while the generous rear garden offers a large lawn with two separate seating and dining areas.

The accommodation comprises a spacious open-plan double reception, modern kitchen, two double bedrooms and a contemporary bathroom. A substantial boarded loft provides excellent additional storage and offers potential for a significant extension, subject to the necessary planning permissions. The house is set back from the street behind a well-maintained front garden with high hedging and a picket fence. The entrance hall leads into the bright double reception, providing generous living and dining space with two feature fireplaces, bespoke low-level storage and French doors opening directly onto the garden.

The kitchen sits to the rear, with cabinetry and worktop space on both sides. A modern bathroom with a white suite and bath completes the ground floor. Outside, the generous rear garden has a large lawn and two separate patio areas, providing plenty of space for outdoor dining and entertaining. Upstairs are two well-proportioned double bedrooms. The principal bedroom overlooks the front of the house through two large sash windows, while the second double bedroom overlooks the garden. Above, the large boarded loft provides substantial storage and further potential, subject to the necessary consents.

Costa Street is ideally positioned for Bellenden Road, Rye Lane and the wider amenities of Peckham. Peckham Rye station is less than a five-minute walk away, providing frequent services to London Bridge, Victoria and Blackfriars, while Denmark Hill is also within easy reach. The neighbourhood has an excellent selection of independent restaurants, pubs and cafés. Nearby favourites include The Begging Bowl, Ganapati and Artusi, alongside The Victoria Inn and The Montpelier. East Dulwich and Camberwell are also within walking distance and are well known for the Camberwell Arms and the Michelin-starred Kerfield Arms. There is a good choice of green space nearby, including Warwick Gardens, Goose Green and of course the 120-acre Peckham Rye Common.

Tenure: Freehold

Council Tax Band: C

COSTA STREET SE15
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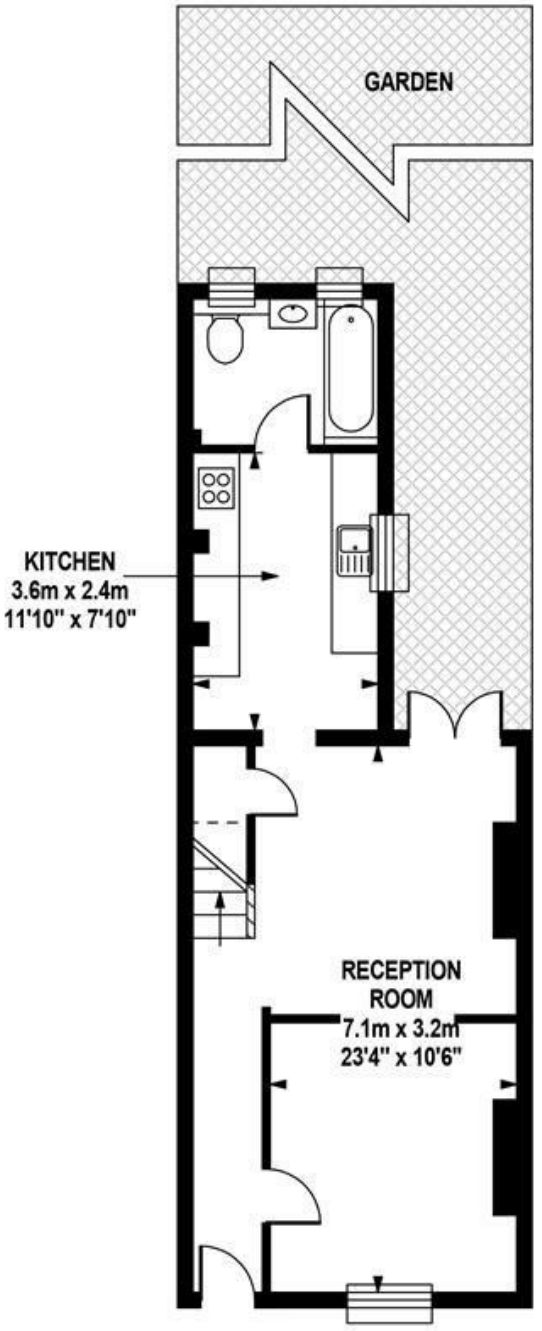
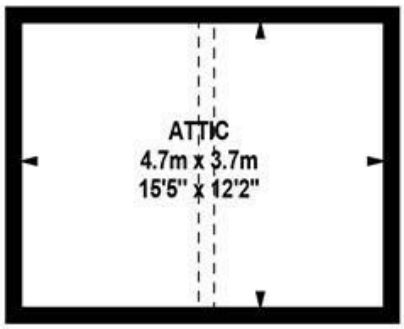
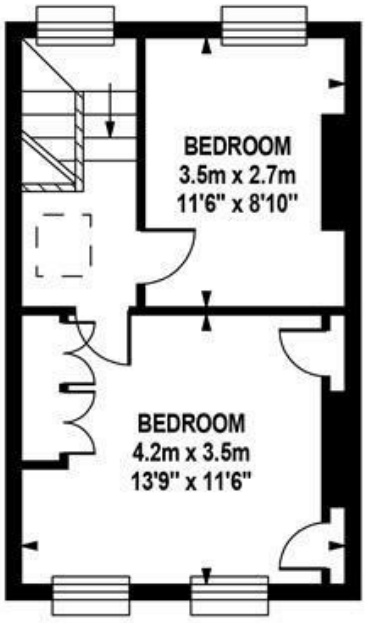




ATTIC

Approximate Internal Area :-
17.37 sq m / 187 sq ft



GROUND FLOOR

Approximate Internal Area :-
43.76 sq m / 471 sq ft

FIRST FLOOR

Approximate Internal Area :-
29.82 sq m / 321 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 73.58 sq m / 792 sq ft (Excluding Attic)
Measurements for guidance only / not to scale

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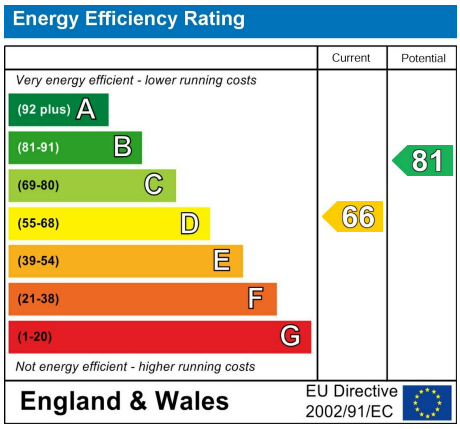
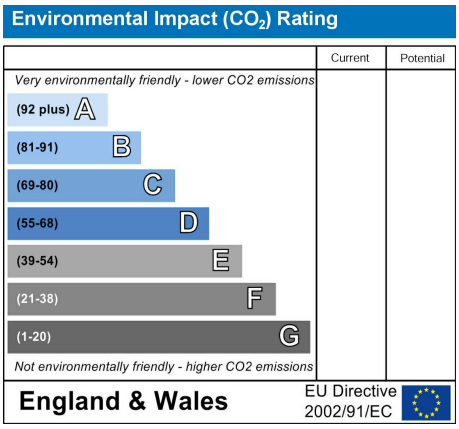
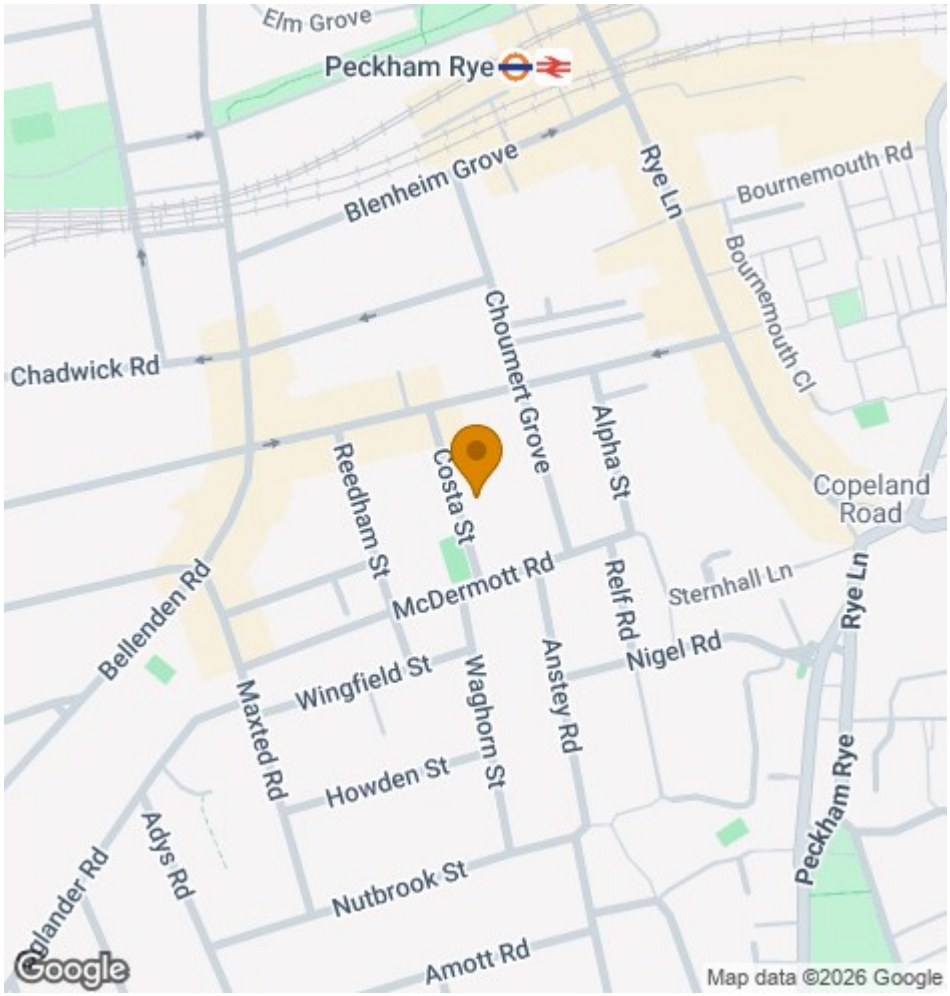




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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