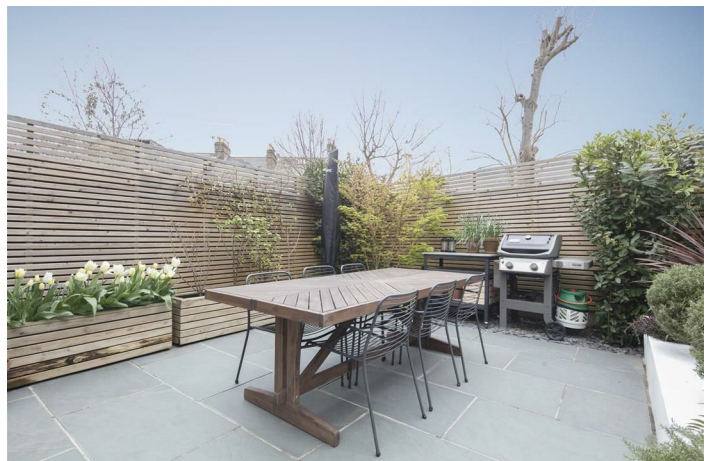


SOAMES STREET, PECKHAM, SE15

FREEHOLD

£1,200,000

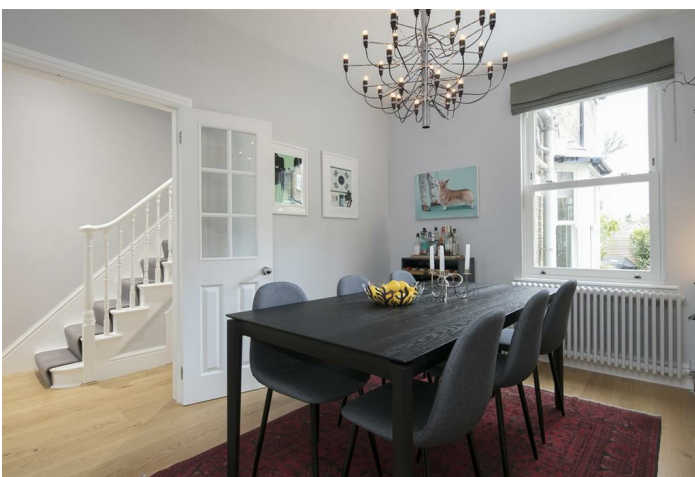


SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 1

FEATURES

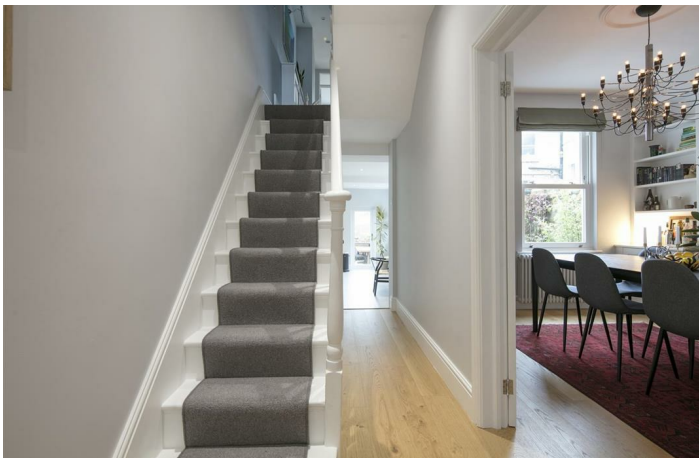
Incredible and Extensive Refurbishment
South-Facing Landscaped Garden
Period Features
Stunning Bespoke Storage
Potential for Loft Extension (subject to PP)
Freehold



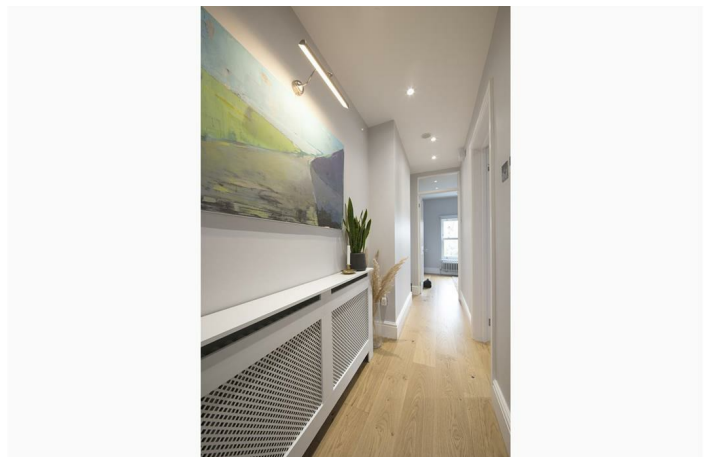
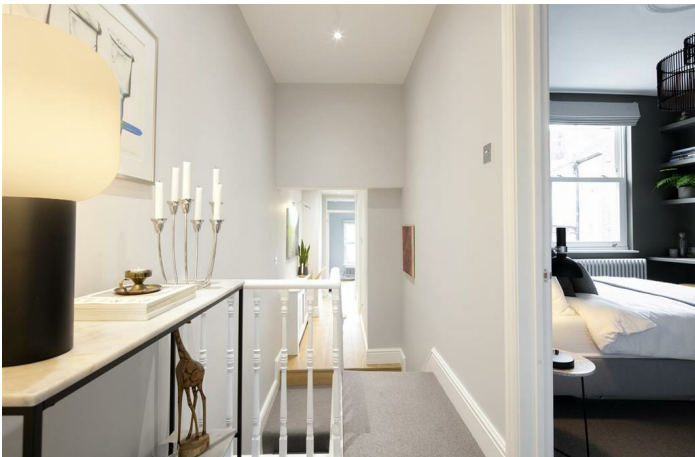
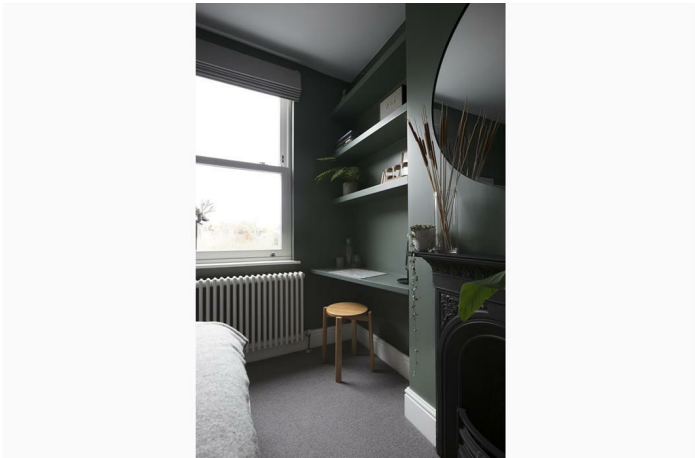
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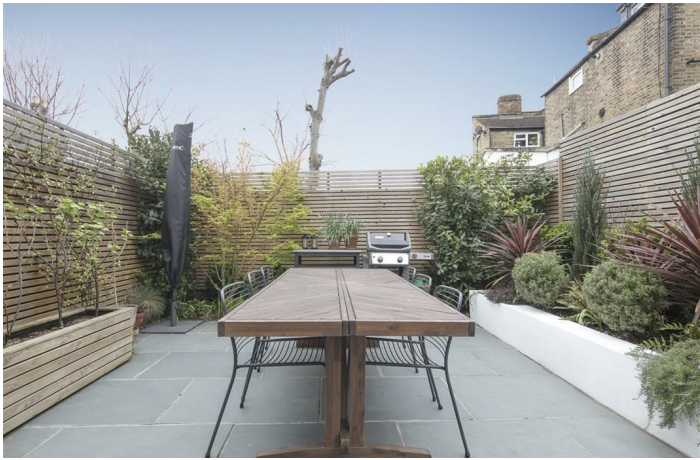
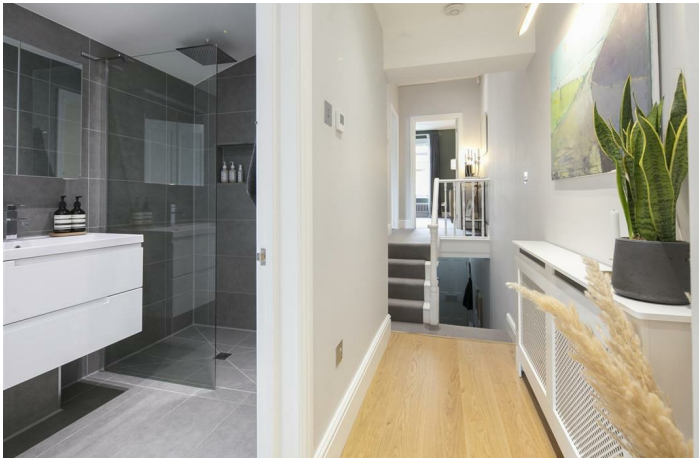
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FREEHOLD



Meticulously Presented Three Bedroom Period Home With Impressive Refurbishment and South-Facing Garden.

This magnificent three bedroom period home boasts an extensive and elegant refurbishment throughout. Every inch is a delight. Modern features have been sympathetically chosen with particular attention paid to ensuring 21st century standards at every step. It's the perfect marriage of traditional and modern! The decor is sublime - a Farrow and Ball palette presents the accommodation in subtle tones. Accommodation comprises a proper double reception with generous lounging and formal dining space, contemporary kitchen/diner, three comfortable bedrooms, wc and super slick bathroom. Noteworthy additions include reclaimed period feature fireplaces, bespoke storage, school-house style radiators, louvered blinds and engineered wooden flooring. To add to the charm the property enjoys an end-of-terrace position and has potential to extend into the already boarded storage loft (subject to PP). A beautifully presented south-facing garden is the cherry on the cake. Soames Street is very quiet, slightly sloping and has plenty of unrestricted parking. From here you are a short walk down to Bellenden Road with it's hip cafés and restaurants. This is a superb stretch of south east London with plenty of open green spaces nearby too. St John's & St Clement's C of E Primary School is just around the corner on Adys Road and there are a number of good schools and nurseries nearby (The Villa Pre-Prep & Nursery, Dog Kennel Hill Primary School, Lyndhurst Primary etc).

The exterior enjoys original decorative stucco work on the bay window. A handsome wrought iron black gate opens to the pretty tiled garden path. This leads to a recessed portico with 'Duck-green' door. A frosted light above bears the house's number. Chrome Banham locks and matching knocker set further befit the vibe. Inside is a nicely proportioned hall with Farrow and Ball's 'Blackened' walls, high ceilings and spot lights. Engineered oak flooring leads through pretty double doors to your main living area that spans over 25ft from tip to toe! To the front sits a sizeable seating area with bay window and feature fireplace flanked to either side by floor to ceiling storage units. The dining area sits to the rear opposite another feature fireplace and with fantastic views down the side patio.

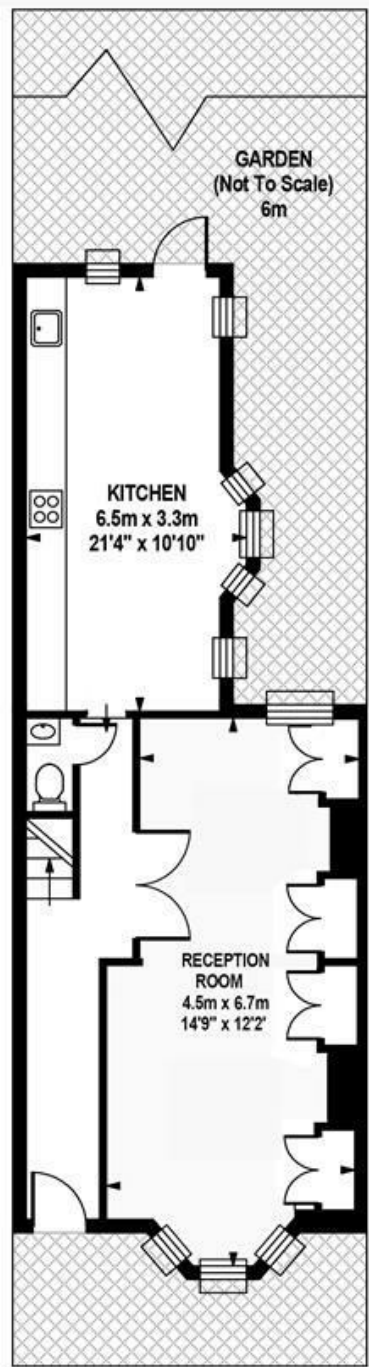
The original staircase stretches confidently down the entrance hall to include low level storage and a niftily tucked contemporary wc. Gorgeous chrome light fixtures continue throughout. A step leads down from the hall to the stunning kitchen/diner which sprawls into a lovely side bay window. A run of sleek, matte cabinets glides gracefully the full length with high-pressure matte concrete effect counters supplying ample cooking space. Unbeatable storage runs from floor to ceiling - you'll find it hard to fill. There's a chunky SMEG five ring gas range in addition to an integrated fridge/freezer and dishwasher. A glass door opens rear to the south-facing garden which is expertly paved with Brazilian slate and has a wide planter full of lush greenery. Wrap-around Venetian slatted pine runs on three sides for privacy. Due to the position of the property you enjoy a wide sky and wonderful sense of space and light. We can't think of a better space for those long lazy summer BBQ's.

Your original staircase has been gifted white treads and risers and a simple grey runner. This leads to a long and stylish landing with an integrated downlighter for illuminating your signature piece. A most splendid master bedroom lavishly fronts the street with two large sash windows supplying a pleasant period streetscape. Farrow and Ball's 'Green Smoke' (our personal favourite) ensures a tasteful and soothing place for slumber. A dainty black feature fireplace is complemented on either side by deep bespoke wardrobes. Bedroom two enjoys much the same charm and features. The bathroom is fully tiled and has a wide inset bath, separate double walk-in shower (with drencher) and extra wide trough-style wash hand basin with yummy mixer tap. Underfloor heating will keep you toasty all year round. A third bedroom, currently laid out as a large study, boasts a lovely leafy view stretching over numerous well-kept sunny gardens.

Boho amenities of the Bellenden Road Conservation area are all at your fingertips - we love The Victoria Inn and The Begging Bowl. Try the cafés, bars and restaurants or venture into East Dulwich, a 10 minute walk, for some of southeast London's best shops. Peckham Rye Station is 10 minutes' walk (Zone 2) and Denmark Hill (Zone 2) inside 15 minutes stroll for services to London Bridge, Victoria, Blackfriars and the fab London Overground Line. You can be at Canary Wharf (via Canada Water) in a mere 14 minutes - now that's an easy commute. East Dulwich Station is even closer - just five minute walk for tonnes more connections. A whole variety of buses run into town along Peckham Road, just five minutes away. The Belham Primary free school is a two minute stroll from your door for a super easy morning commute. It's part of the same trust as the highly considered Dulwich Hamlets Schools. The popular Villa pre-prep and nursery is down the road and the Dulwich Foundation schools are a 5 minute drive.

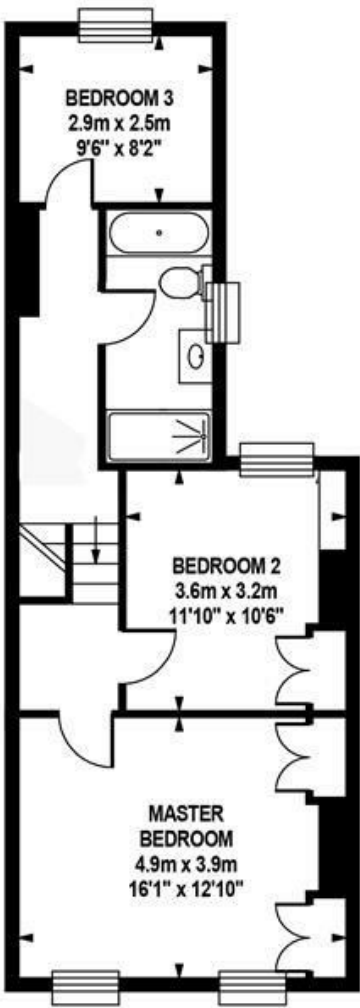
Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate Internal Area :-
57.50 sq m / 619 sq ft



FIRST FLOOR

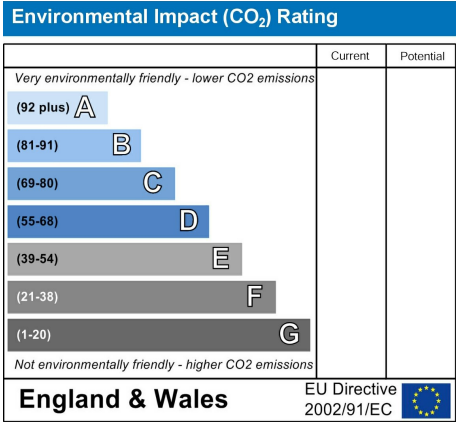
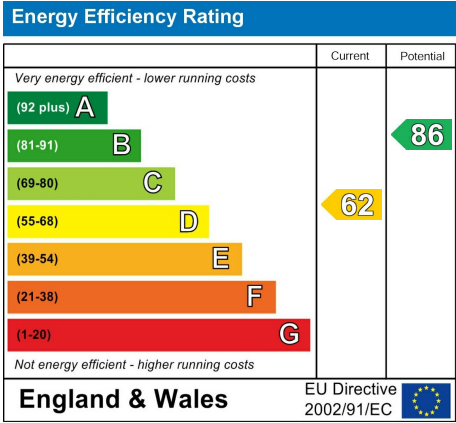
Approximate Internal Area :-
56.09 sq m / 604 sq ft



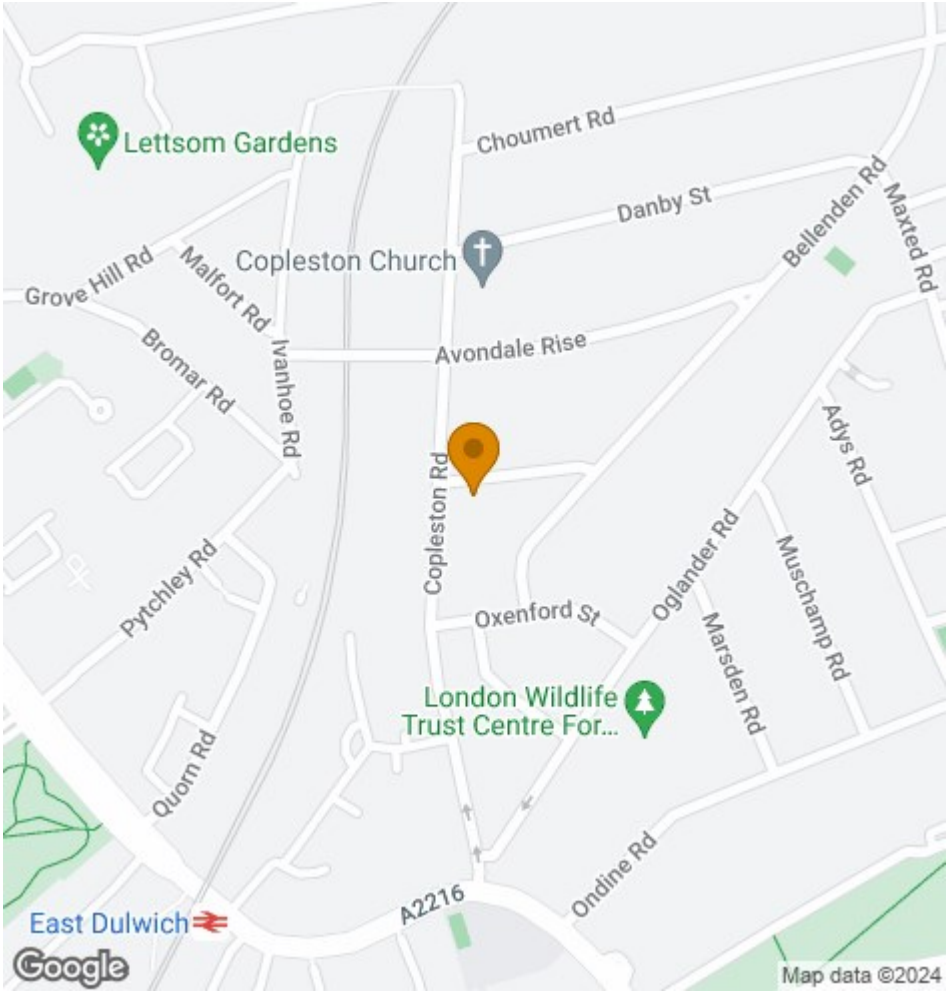
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 113.59 sq m / 1223 sq ft
Measurements for guidance only / not to scale

SOAMES STREET SE15
FREEHOLD



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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