

CHOUMERT ROAD, PECKHAM, SE15

FREEHOLD

£1,500,000



SPEC

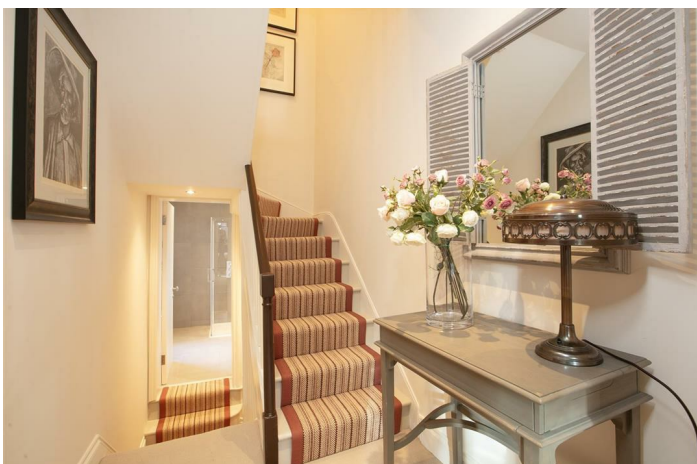
Bedrooms : 4
Receptions : 2
Bathrooms : 2

FEATURES

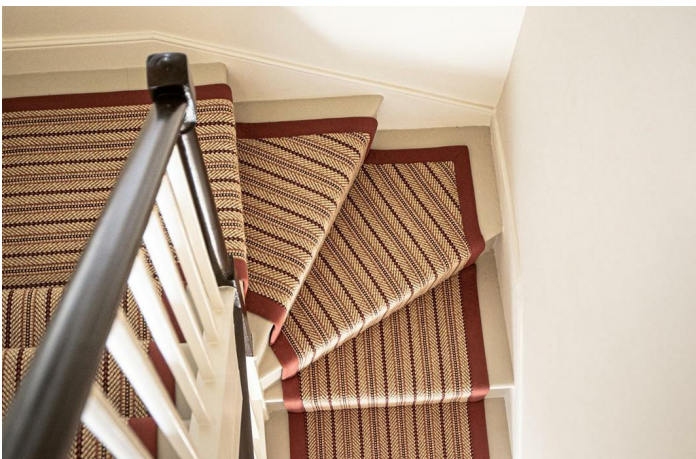
Off Street Parking
Impressive Living Space
Sunny Rear Garden With Direct Access
Freehold



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Beautifully Presented Four Bedroom Converted Victorian Shop With Sunny Garden.

Expertly converted from a Victorian glass-manufacturing shop, this circa 1800 square foot unique building makes a most elegant four bedroom home, perfect for both families and for entertainment. Spread generously over three spacious floors, the accommodation sprawls to comprise a vast living area with two separate lounges, a dining area and a contemporary kitchen, four dishy bedrooms, a shower room and a bathroom. There's off-street space for a family SUV out front and a sunny, paved garden out back. You can sample the dishy delights of Bellenden Village in seconds, while Rye Lane is a one minute stroll down the road. You can be at Peckham Rye Station in less than five minutes more for swift, frequent services to central London, London Bridge, Canary Wharf, and beyond. You're within the catchment for the highly considered Belham Primary School and The Villa nursery and pre-prep is a short walk away.

The exterior is particularly handsome, enjoying London stock brickwork and some mature greenery. Past the off-street parking area you enter into an inviting hallway with wooden panelling to dado level. The living area runs open-plan to the full impressive depth of the property - over 18m in total! A seating area fronts the property with seven double glazed wooden framed sash windows with louvered shutters and floor to ceiling shelving for your books and holiday snaps. A wide dining area leads past a deep understairs storage point, and down one step to the kitchen with its sparkly-white countertops and splashback, modern appliances and plenty of storage. The walk-in pantry and the central island offer even more storage to meet the needs of any family, while the separate laundry room with fitted cupboards and space for customary appliances works hard to keep the rest of the house tidy and neat.

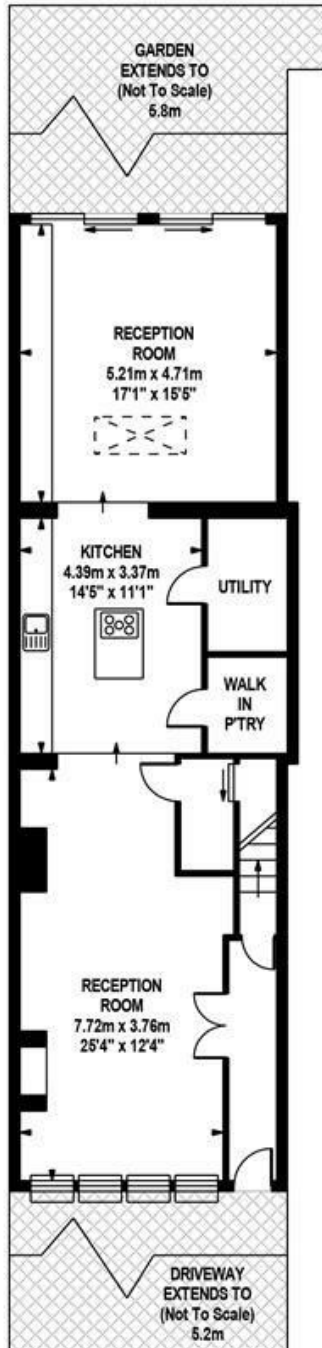
Beyond this you meet a wonderful lounge kept bright by an overhead vaulted skylight. Integrated units on the left wall will house the largest of flat screens, while a wall of new gliding glass doors opens up to the pretty garden. This is paved and has mature creepers, wooden planter boxes, shed and a rear access point - perfect for mucky dogs and messy kids.

A door off the entrance hall opens to a white painted staircase with a stripy woollen runner. There's a fully tiled contemporary shower room on the return with a white suite and large walk-in shower. The first floor hosts two wonderful bedrooms. The large front facing carpeted double has fitted storage and plenty of space to add a chill-out or a work corner. To the rear is another double with a peaceful aspect and some fab terracotta-tone walls. Upward again you meet a similarly impressive front-facing double with bespoke storage. A second family bathroom sits next door with a fourth and final double bedroom completing the tour.

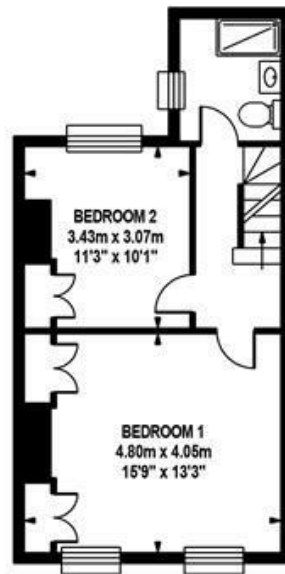
Choumert Road forms part of a magical collection of period streets: this leafy, mature and community-driven neighbourhood is bursting with creativity. Peckham Rye Station is less than a 5 minute walk for swift and frequent services to London Bridge, Victoria and Blackfriars. Denmark Hill is also easily reached on foot or train. There's a whole variety of buses run into town along Peckham Road and Rye Lane just five minutes away. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby. Local bars include The Montpelier, The Victoria Inn, The Clock House Tavern, The Herne Tavern, and many more - all cracking places to meet all your new neighbours. The neighbourhood is bursting with culinary delights from the much feted Artusi and the Begging Bowl on Bellenden Road, to Mr Bao for buns by the Rye, to Levan and Hausu the latest cutting-edge eateries by the station. And Made of Dough and Pizzeria 081 dish out some of the best pizzas in town! This area is spoilt for green spaces, with the playgrounds of Warwick Gardens - a mere 5 minutes walk away - providing endless places of entertainment for young and older children alike, while the 120 acre Peckham Rye Common, a small walk away in the other direction, offering vast open spaces for sports and strolls alike.

Tenure: Freehold

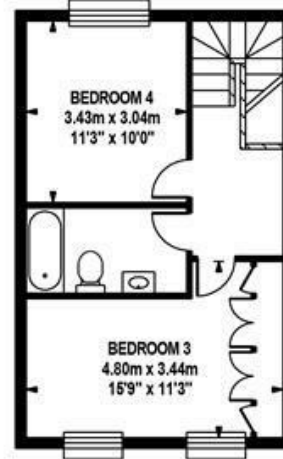
Council Tax Band: F



GROUND FLOOR
Approximate Internal Area :-
86.80 sq m / 934 sq ft



FIRST FLOOR
Approximate Internal Area :-
41.04 sq m / 442 sq ft




SECOND FLOOR
Approximate Internal Area :-
37.44 sq m / 403 sq ft



TOTAL APPROX.FLOOR AREA
Approximate Internal Area :- 165.28 sq m / 1779 sq ft
Measurements for guidance only / not to scale

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		58	76
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.

