Wooster & Stock

BLENHEIM GROVE, PECKHAM, SE15

FREEHOLD

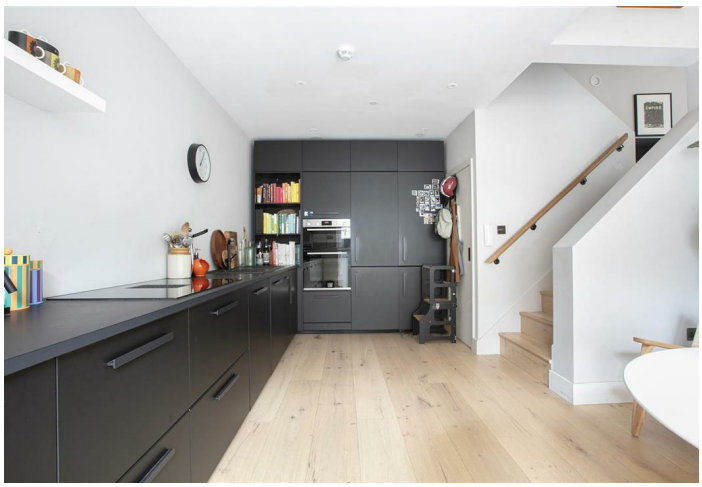
£1,200,000

SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 2

FEATURES

RIBA Award Winning Design
Contemporary Open-Plan Layout
Fantastic Terrace
Paved Patio
Bike Storage
Freehold



BLENHEIM GROVE SE15

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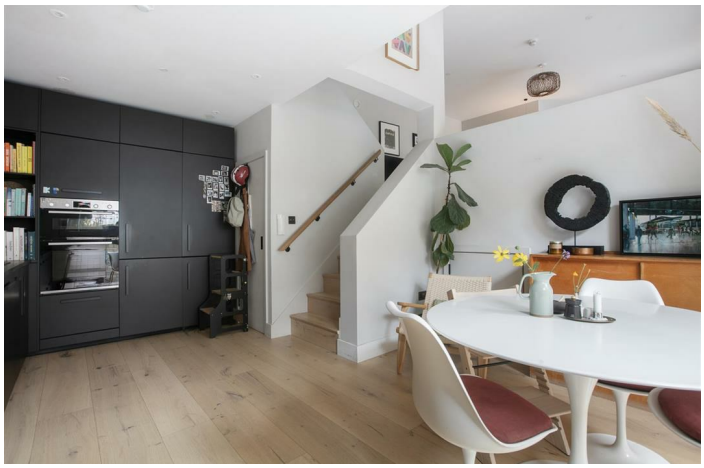

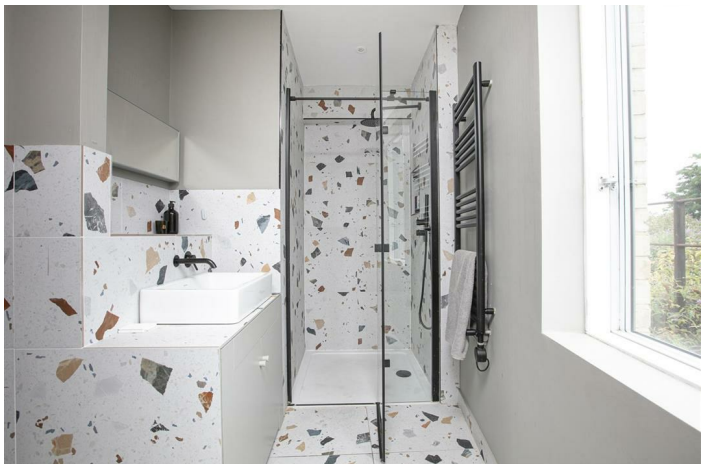

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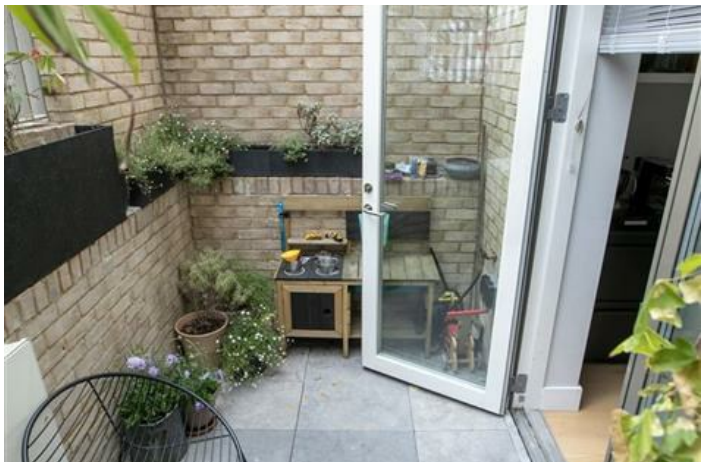

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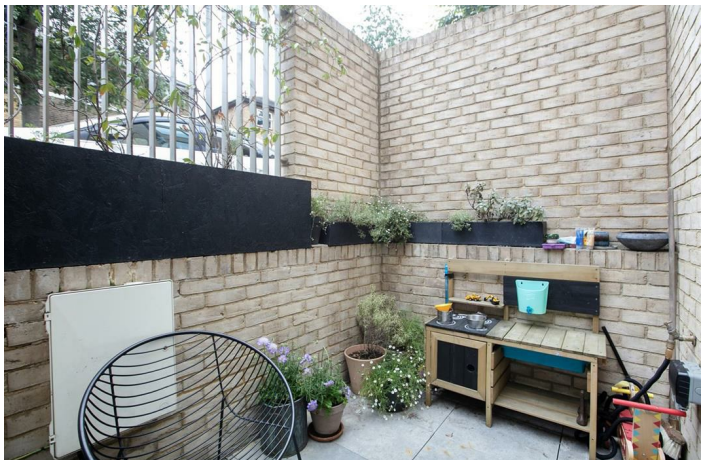

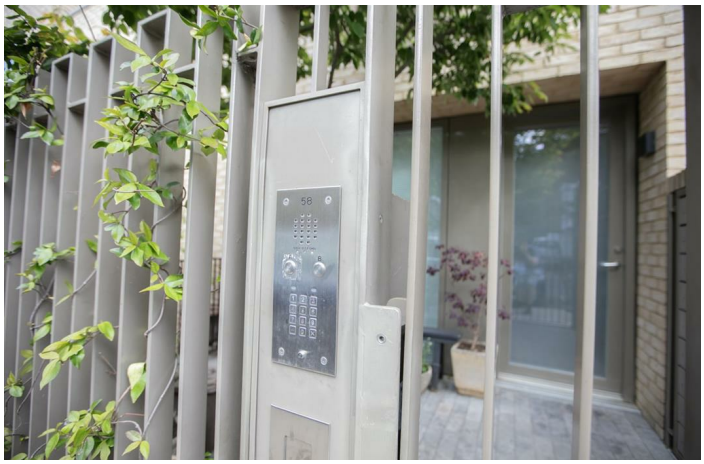

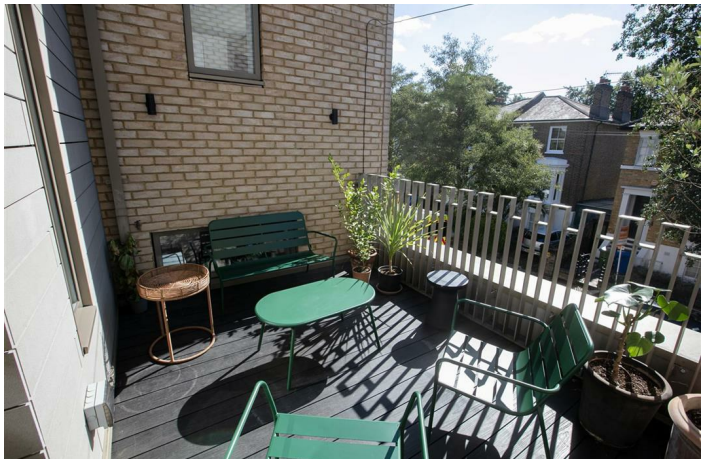

BLENHEIM GROVE SE15
FREEHOLD

Award Winning Contemporary Three Bedder With Open-Plan Layout and Terrace.

Built by Poulsom Middlehurst and New Maker's Bureau architects (winner of the 2025 RIBA award), this magnificent contemporary home is spread generously over five split-level floors. It's awash with
ecologically sensitive features including low energy, MVHR air circulation system, extra insulation, triple glazed windows AND it's air-source heat pump ready. Further attractions include stunning oiled oak floors, large windows and an amazing symmetrical open-plan layout. The wonderfully versatile accommodation is currently laid out to comprise two bright, spacious reception rooms, a large kitchen/diner, three bedrooms (master ensuite), WC and shower room. There's a paved patio and upper terrace for entertaining and al-fresco dining. This is in addition to a brick-built bike shed and bin storage. Ever-impressive - there's even a raised mesh catamaran-style hammock constructed from reinforced industrial grade materials. It offers a uniquely bracing place to relax high above the kitchen/diner! Additional nods include the 2021 Build-it Custom Build Award and Silver in the 2021 London Design Awards.

Peckham Rye is less than a five 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, also within walking distance is the excellent and very popular Nursery and Pre-Prep, The Villa and the new Belham Primary School. Bellenden Village is even closer for an inimatably charming abience.

The handsome modern exterior sits behind high secure gates which open to your paved front garden. This hosts the bike and seamless bin storage. Creeping Jasmine supplies a wonderfully welcoming aroma. A further gate to the left opens to a lower front paved patio. The main reception greets you with tonnes of light and that splendid Swedish oiled oak flooring. There's a handy wc and adjoining recessed storage. An open mezzanine supplies light from above and below. Descending a half flight you meet a large kitchen/diner with sleek matt black cabinets and complimentary counters. Appliances include integrated dishwasher, fridge freezer and washing machine and there's a tumle dryer tucked into another recessed storage spot. The induction hob boasts an integrated extractor. A comfortable dining area precedes wide glass doors that open onto the lower front patio. There's even an integrated cat flap - currently used by Donut - an elegant ginger (not included in the sale).

Upward from the entrance reception you reach a raised lounge/studio with bespoke storage, front aspect picture window and more light gushing every which way. The super cool hammock is accessed from here - supplying a most impressive spot for your guests to lounge while you prepare dinner below. A half flight ascent from the studio leads to a neat landing with access to two bedrooms. The front number enjoys a period streetscape while the rear, currently hosting a double bedroom, would make a fine study. A fully tiled shower room boasts contemporary suite and there's further fitted storage on the landing. Upward again you find access to the fab L-shaped terrace from whence you enjoy more period Blenheim Grove loveliness. The final ascent supplies your boastful dual aspect master suite with fitted storage and adjoining ensuite shower room.

There's a host of top notch culinary delights within an easy stroll! Miss Tapas, El Segundo and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi. Levan is also just around the corner and has received a great review in the Guardian recently! This area is spoilt for green spaces such as the 120 acre Peckham Rye Common which is small walk or jog away also very nearby is the local Warwick Gardens and Goose Green both a gentle stroll away.

Tenure: Freehold

Council Tax Band: D

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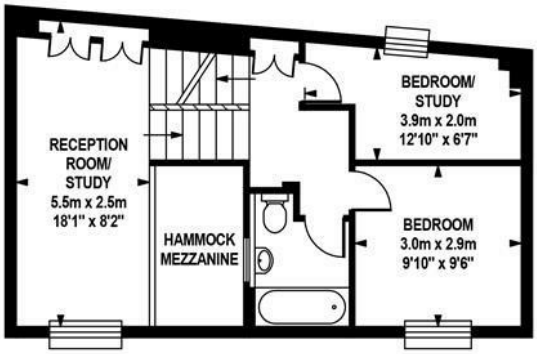
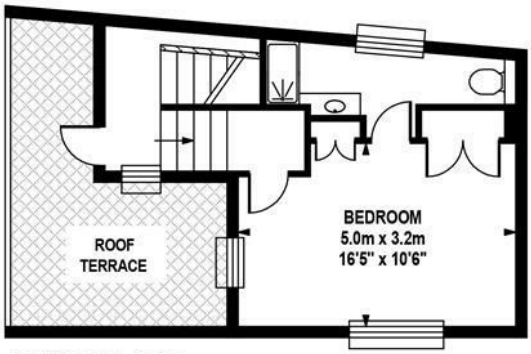
FREEHOLD



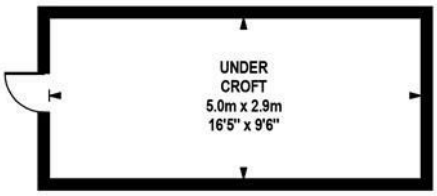
FIRST FLOOR

Approximate Internal Area :-
47.19 sq m / 508 sq ft



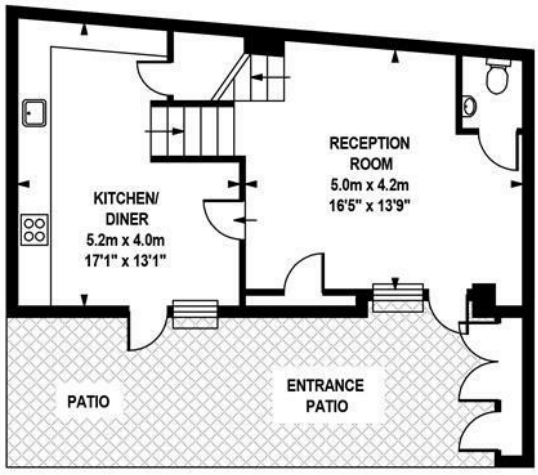
SECOND FLOOR

Approximate Internal Area :-
31.12 sq m / 335 sq ft



LOWER GROUND FLOOR

Approximate Internal Area :-
19.43 sq m / 209 sq ft



GROUND FLOOR

Approximate Internal Area :-
43.12 sq m / 464 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 140.86sq m / 1516 sq ft
Measurements for guidance only / not to scale

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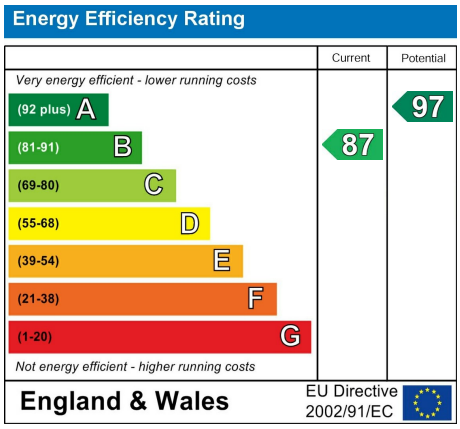
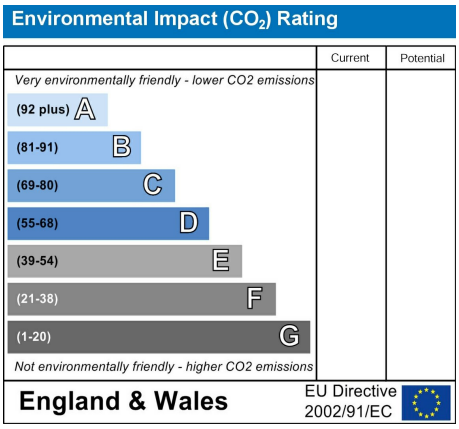
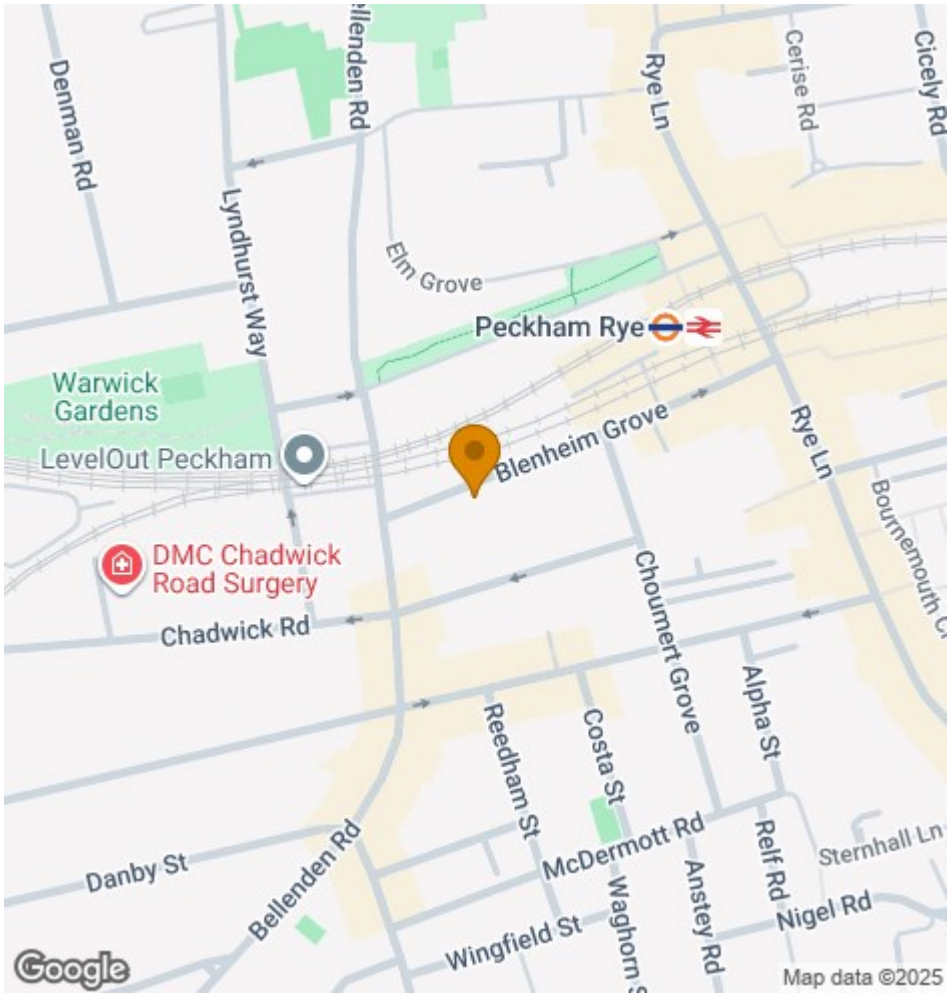




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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