

GLENGALL ROAD, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,750,000 - £1,850,000

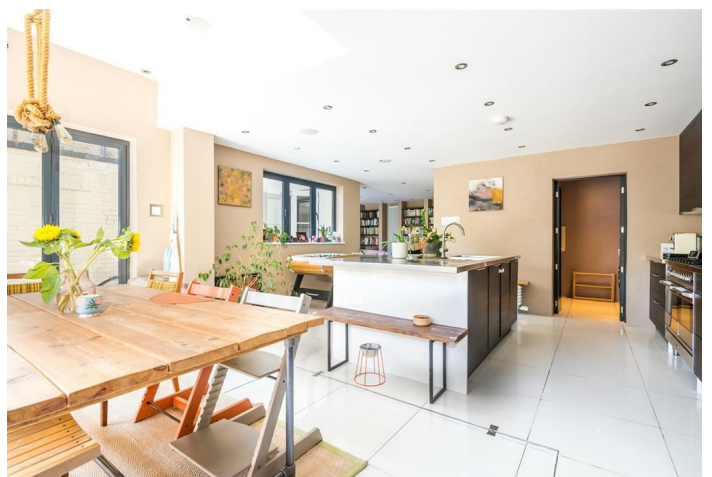


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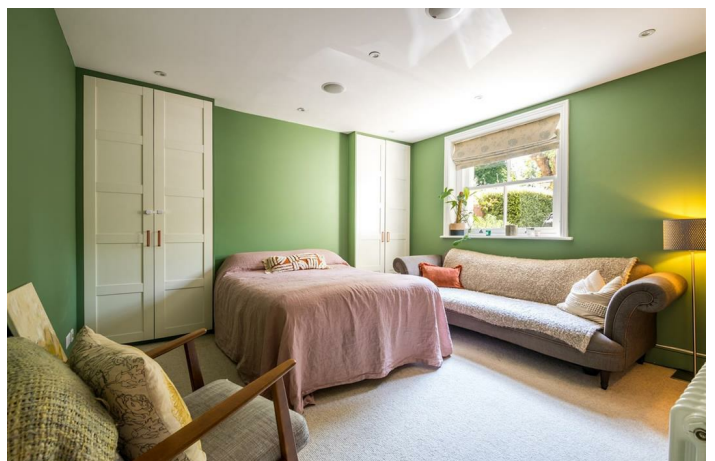
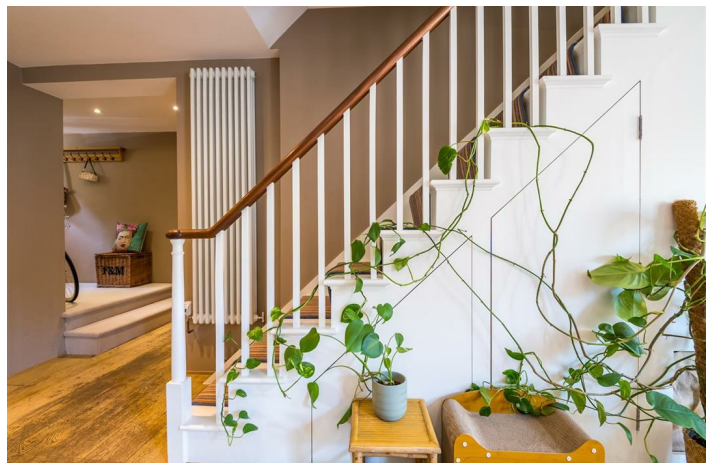
Bedrooms : 4
Receptions : 3
Bathrooms : 3

FEATURES

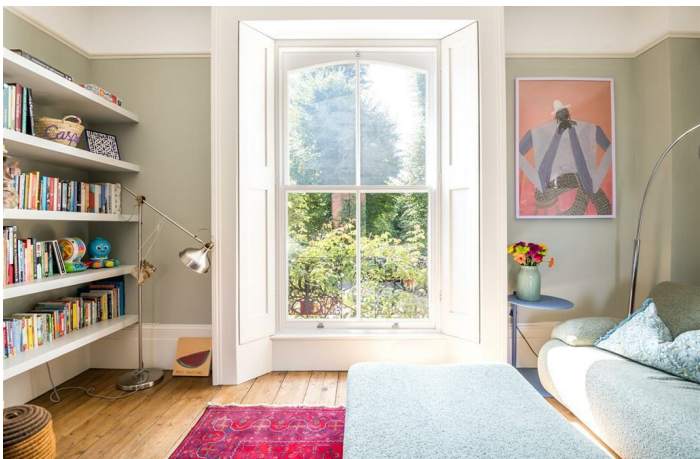
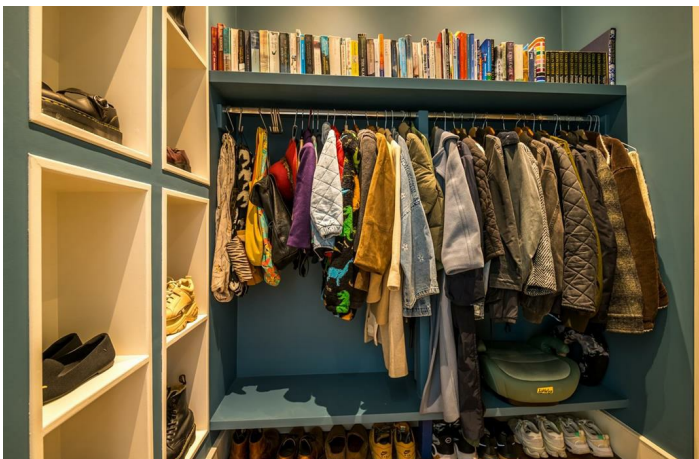
Beautiful Kitchen Diner Extension
Landscaped Garden
Wonderful Original Features
Freehold



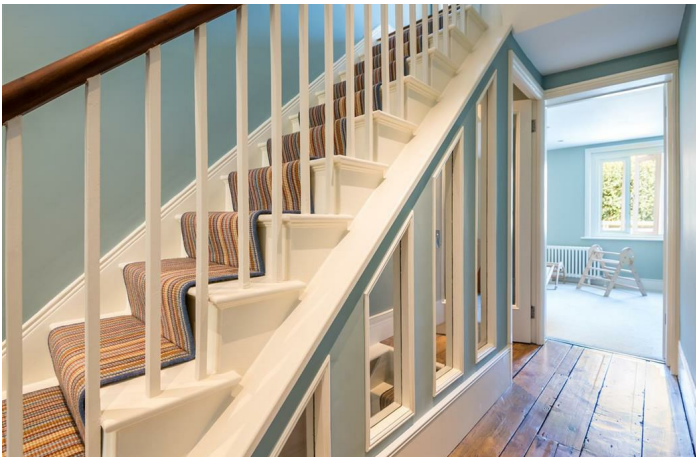
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Elegantly Extended Four Bedroom Regency Villa With Spectacular Landscaped Garden & Off Street Parking – CHAIN FREE.

Occupying an enviable position on a peaceful residential street close to Burgess Park, this handsome Regency villa has been beautifully reimagined to create an exceptional family home. Behind its elegant portico entrance lies a wonderfully balanced mix of period grandeur and contemporary architecture. Original sash windows, lofty ceilings and a handsome marble mantel celebrate the home's heritage, while a striking rear extension supplies abundant natural light and access to the beautifully landscaped rear garden and generous patio area through full-width bi-folding doors. Extending to over 2,450 sq ft, the accommodation comprises four large double bedrooms (two with en suite facilities), three reception spaces and three bathrooms. The location is equally appealing, placing you within easy reach of Peckham, Bermondsey Street, Borough and the City while the wide open spaces of Burgess Park are only moments from your front door.

Step beneath an elegant portico and into a welcoming entrance hall where the generous ceiling heights set the tone. The principal reception room enjoys a wonderfully bright front aspect through tall original sash windows, while an impressive marble mantel provides a handsome focal point. A second reception supplies excellent flexibility as a family room, snug or home office before the accommodation opens dramatically to the rear. An open-plan kitchen, dining and living space dons bespoke cabinetry, generous worktops and quality integrated appliances. Full-width bi-folding doors open from here to the beautifully landscaped rear garden with its generous patio area. Both the ground and lower ground floors benefit from their own entrances, each opening into spacious entrance halls with convenient guest WCs. The ground floor also enjoys a particularly spacious cloakroom with bespoke shoe and coat storage, providing excellent practicality for everyday family living.

The sleeping accommodation is thoughtfully arranged over three floors. A generous ground floor double bedroom benefits from its own contemporary en suite shower room, while a further spacious double bedroom on the first floor also enjoys en suite facilities. Occupying the top floor, the magnificent principal bedroom features an extensive range of built-in wardrobes, creating a luxurious private retreat. This floor also hosts a further generous double bedroom and a beautifully appointed family bathroom. Throughout the house, thoughtful modern interventions sit comfortably alongside carefully preserved period detailing, creating interiors that feel calm, sophisticated and timeless.

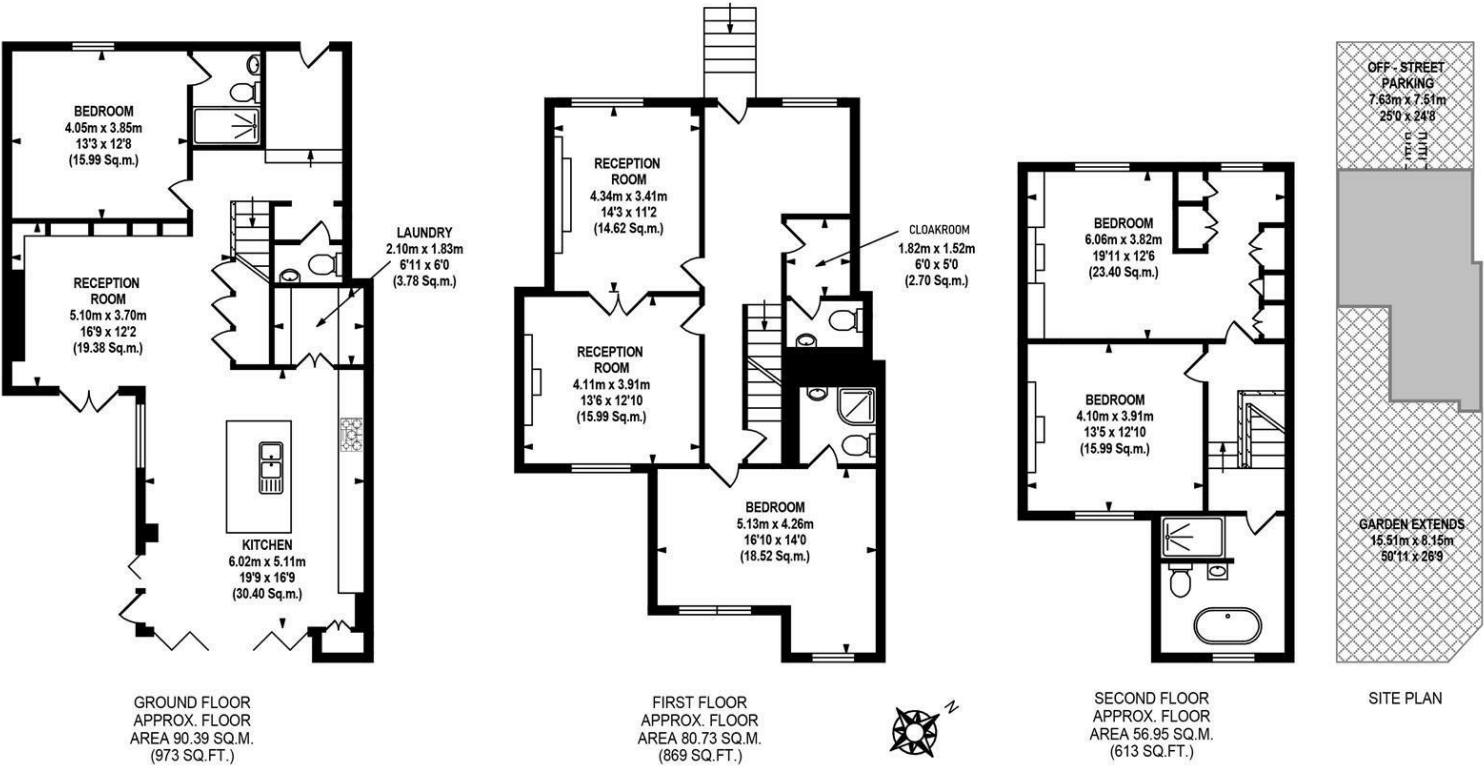
Life here offers the best of South London on your doorstep. Burgess Park is just moments away, with its acres of green open space, tennis courts, café, cycle routes and weekend activities. Peckham continues to flourish with an outstanding collection of independent cafés, restaurants, galleries and rooftop bars, while nearby Bermondsey Street and Borough Market offer some of London's finest food and drink destinations. Local favourites include The Begging Bowl, Levan, Kudu, Forza Wine and the ever-popular Maltby Street Market, all within easy reach.

Transport links are exceptional. Queens Road Peckham, South Bermondsey and Peckham Rye stations are all nearby, providing swift services to London Bridge in around ten minutes alongside direct connections to Blackfriars, City Thameslink, Farringdon and St Pancras International. The Windrush line offers straightforward journeys to Shoreditch High Street, Whitechapel, Highbury & Islington, Clapham Junction and Canada Water for the Jubilee line, while numerous bus routes along the Old Kent Road provide frequent services to London Bridge, Elephant & Castle, Waterloo, the City and the West End. Combining beautiful Regency architecture with contemporary family living, off street parking and superb connectivity, this is a genuinely special South London home.

Tenure: Freehold

Council Tax Band: E

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TOTAL APPROX.FLOOR AREA 228.07 SQ.M. (2455 SQ.FT.)

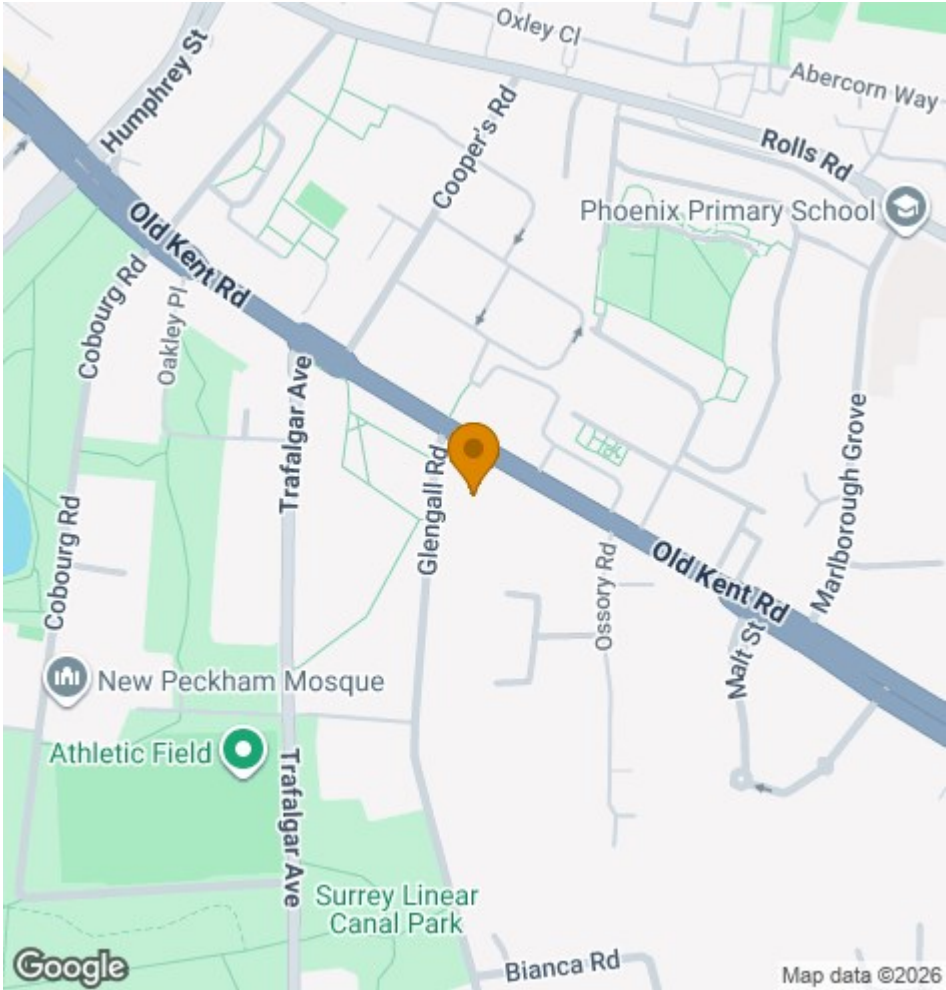
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
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.



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