



TALFORD ROAD

London, SE15





# CHARMING FIVE BEDROOM FAMILY HOME

This desirable extended Victorian house is arranged over five floors with a full-width kitchen extension and a home office.



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Local Authority: London Borough of Southwark

Council Tax band: E

Tenure: Freehold

Guide Price: £2,500,000





## TALFOURD ROAD

Externally, the surrounding street architecture was crafted by local artist (and previous occupant) Antony Gormley. Inside, the entrance hall has high ceilings, original cornicing and parquet flooring leading through to the splendid full-width kitchen extension designed by Tom Howley with a Quooker boiling water tap and breakfast bar space, hosting quad-fold glass doors and a vaulted skylight. Downstairs, the lower ground level consists of a large front-facing reception/bedroom, a shower room and separate convenient utility room. On the first floor, a neat bedroom is located on the rear return with garden views and plenty of space for a double bed. The wonderful principal suite benefits from a dressing room with bespoke storage and an en suite with contemporary roll top bath and walk-in shower. The second floor comprises a family shower room and a further front-facing bedroom with fitted storage and integrated shelving. The final bedroom is rear facing with feature fireplace



















## THE LOCAL AREA

A wealth of restaurants, cafes, independent boutiques and galleries are on your doorstep in Bellenden Village, Peckham Rye and nearby East Dulwich.

The house is incredibly well connected by local transport links and is only 0.5 miles to Peckham Rye Station, with overground services to London Victoria and London Bridge and Thameslink services to London St. Pancras International and London Blackfriars. Peckham Rye station also offer Overground services to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction. Denmark Hill Station is also close by (0.8 miles).

A wealth of excellent state primary and secondary schools as well as independent schools are nearby, including The Villa Prep and Nursery, Belham Primary School, James Allen Girls' School, Alleyn's School, Dulwich Prep London and Dulwich College. All distances are approximate.











Approximate Gross Internal Area = 241.63 sq m / 2601 sq ft (Excluding Outbuilding)  
 Outbuilding = 16.19 sq m / 174 sq ft  
 Inclusive Total Area = 257.82 sq m / 2775 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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