

## Choumert Square, SE15



Peckham, London  
Freehold  
£585,000

'I felt so excited to be in the heart of Peckham, such an exciting place, but to then slip down that little unassuming street and feel like I was in the countryside rather a than 2 minute walk away from a well connected zone 2 station. I could be quietly reading a book in the sunny front garden and then be in the Tate Modern 20 minutes later'.

# BO SQ



## Summary

This one-bedroom house on Choumert Square was built in the early 1880's, along with 45 other Victorian homes that form two lines of facing terraces on the private pathway in Peckham. The entrance to the little terraced street is on Choumert Grove, around a 2 minute walk from Peckham Rye station.

The house was completely renovated in 2017, from double glazed windows to engineered oak flooring on the ground floor; each finish comes together to create a light and versatile home. The garden was recently dug out and paved, and is a wonderful south-facing sun trap throughout the year.

The beauty of this home is elevated by the private street it sits quietly on. A paved pathway leading off Choumert Grove, Choumert Square is a garden oasis in the heart of Peckham. Each house has its own front garden that separates the pathway from the front doors, and each has been lusciously imprinted with the personality of the people that live in the house behind it.

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## House Tour

The home is on the South facing side of Choumert Square, and is nearer the entrance gate where the first few homes do not directly face others. The home therefore receives a glorious blast of sunlight throughout the day.

Through the front garden is the front door, sat between bay windows that frame the entrance. Immediately inside, the space opens out into the lounge and kitchen, with enough room for a dining space to dissect the two. To the left of the house are the stairs and storage cupboards underneath.

Upstairs is the large family bathroom, including a bath and shower, and the master bedroom which has a beautiful Victorian sash window, and a huge amount of storage space with built in wardrobes. There is also a cleverly built study space which has a lovely little window above the desk, looking out north to The Shard.

The loft space above the second floor has been opened out to create an extra amount of height and a real feeling of space, with velux windows put in the bedroom to bring in more light.



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## Garden and Community

Described by the media as 'London's best kept gardening secret' and 'floral canyon', the front gardens of Choumert Square are some of the prettiest in London, creating a small and secluded countryside in the inner city. Plants such as Jasmine, Clematis, Roses, creeping Wisteria and arches of honeysuckle are plentiful, and seem to spill over impressively into pots and tubs that line the street in their hundreds.

At the end of the street is a communal garden, which is used by all residents for all manner of events, including weddings, Pride celebrations and garden parties. It is managed by the Choumert Square Garden Society who keep it topped up with communal compost and the like.

It is tending the gardens that has spun a strong thread through the square, creating a special community spirit, where everyone is trusted, childcare is plentiful, and items are borrowed or handed down freely. There are no back gardens, so many of the residents of Choumert Square have put seats in the plant filled front gardens, so that they can sit and chat with one another during evenings and weekends.

The gardens open to the public a few times a year, but notably for the annual open garden event held through the National Garden Society. Residents open the gates and put on a variety of stalls in their front gardens, whilst live music plays in the large garden at the end of the walkway.



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## Connectivity & Amenities

The house is incredibly well connected to the centre of London. It is a 2 minute walk from Peckham Rye station, which is currently under extensive development to create a modern station that is fully integrated with the surrounding public realm. With direct lines to Victoria, Blackfriars, Clapham Junction in approx 15minutes and both London Bridge and Canada Water in approximately 10 minutes.

The house is a five minute walk to the cafés, boutiques and restaurants of the popular Bellenden Village, as well as the well regarded Belham Primary School. Here you'll find The General Store, selling local produce including cheese from Neal's Yard, as well as Artusi, a local favourite restaurant with a beautifully pared back interior serving seasonal dishes.

Further development just around the corner from the house is The Peckham Coal Line, a community-led project to reconnect Peckham's neighbourhoods with a new linear park linking Queens Road Peckham and Rye Lane.