

CHOUMERT ROAD, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,400,000



## SPEC

Bedrooms : 4  
Receptions : 2  
Bathrooms : 2

## FEATURES

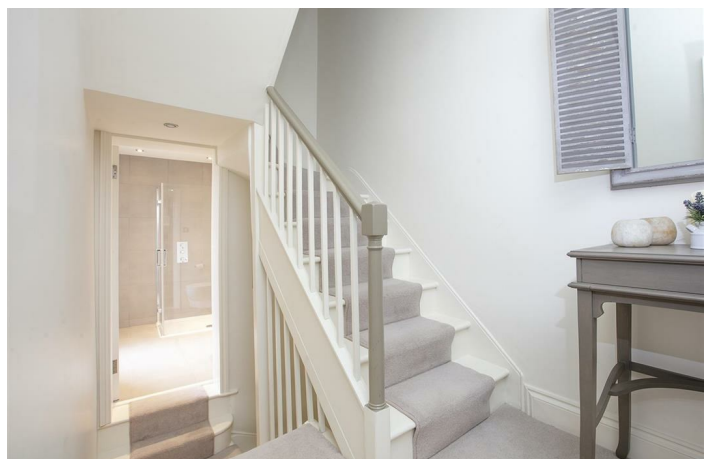
Off Street Parking  
Impressive Living Space  
Sunny Rear Garden With Direct Access  
Freehold



CHOUVERT ROAD SE15  
FREEHOLD



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Beautifully Presented Four Bedroom Converted Victorian Shop With Sunny Garden.

Expertly converted from a Victorian bottle shop, this circa 1800 square foot unique building makes a most elegant four bedroom home. Spread generously over three spacious floors, the accommodation sprawls to comprise a vast living area with two separate lounges, dining area and a contemporary kitchen, four dishy bedrooms, shower room and bathroom. There's a sunny, paved garden perfect for entertaining and off-street space for a family SUV out front. From here you can sample the dishy delights of Bellenden Village in seconds. Rye Lane is a one minute stroll and you can be at Peckham Rye Station in three minutes more for swift, frequent services to central London and beyond. You're also within the catchment for the highly considered Belham Primary School.

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 paneling to dado level. This is complimented by original floor boards, painted white. 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 boasting louvered shutters on both upper and lower panes. There's a cast iron wood burning stove with black tiled hearth and floor to ceiling to shelving for your books and holiday snaps.

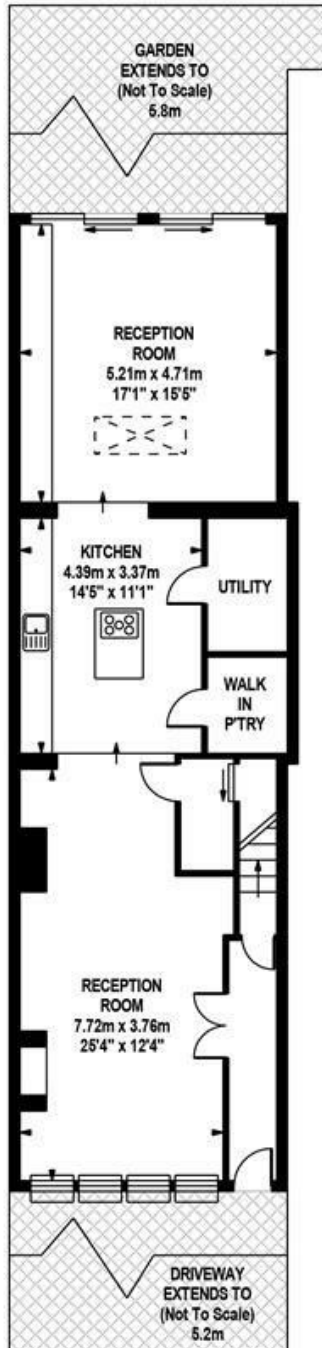
A wide dining area leads past a deep understairs storage point and down one step to the kitchen. There are hardwood counters and a fancy ceramic twin-bowl butler sink. The central island has more counter space and a beautiful five ring gas stove. Opposite this there's a walk-in pantry and separate laundry cupboard with space and plumbing for the washing machine and tumbly dryer. 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 and a wall of multi-folding glass doors lead 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 woolen 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 a pretty original feature fireplace. To the rear is another double with a peaceful rear 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.

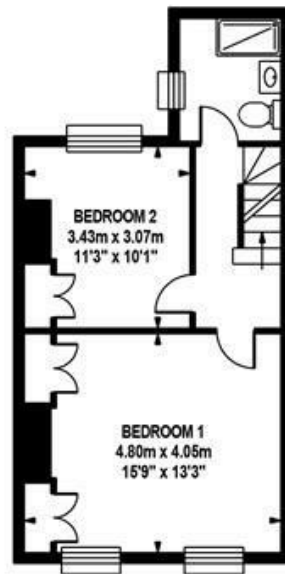
Choumert Road forms part of a magical collection of period streets, this leafy, mature and community driven neighbourhood is bursting with creativity. Peckham Rye is less than a 5 minute walk for swift and frequent services to London Bridge, Victoria and Blackfriars. Denmark Hill is also easily reached 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, also within walking distance is the excellent and very popular Nursery and Pre-Prep, The Villa and the new Belham Primary School. Local bars include The Victoria Inn, The Hermit's Cave, The Camberwell Arms and The Crooked Well. Even closer is the much loved Montpelier - it's a cracking spot to meet all your new neighbours. Miss Tapas, El Segundo and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi - all are just around the corner or a 2 minute walk down the road. 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

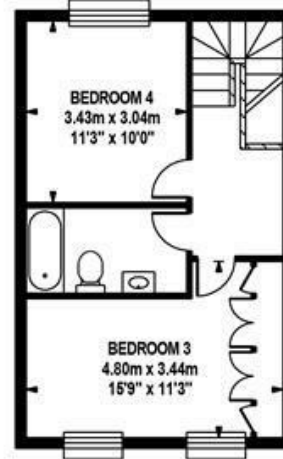
Council Tax Band: F



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



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

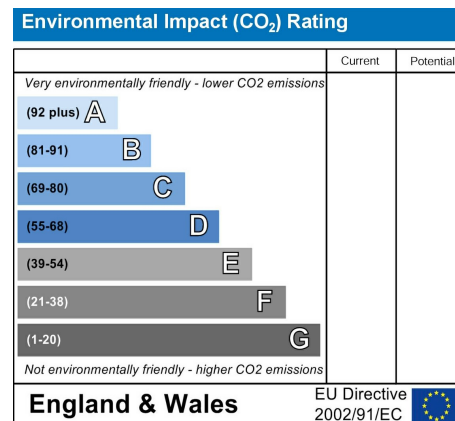
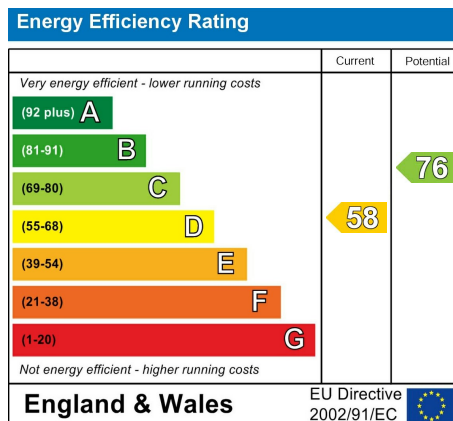


**SECOND FLOOR**  
Approximate Internal Area :-  
37.44 sq m / 403 sq ft



**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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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.

