

HIGHSHORE ROAD, PECKHAM, SE15

FREEHOLD

£1,875,000



SPEC

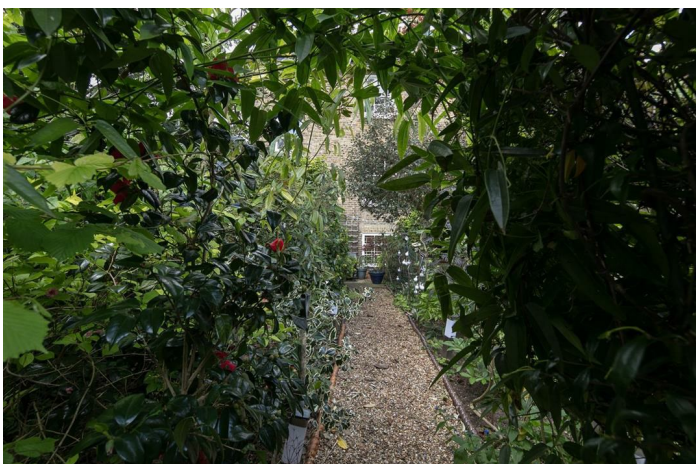
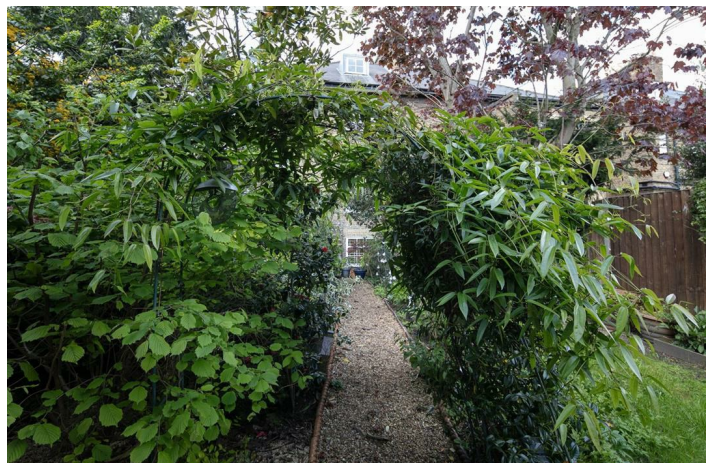
Bedrooms : 4
Receptions : 2
Bathrooms : 1

FEATURES

End of Terrace
Pretty Gardens
Off Street Parking
Garage
Period Features
Freehold



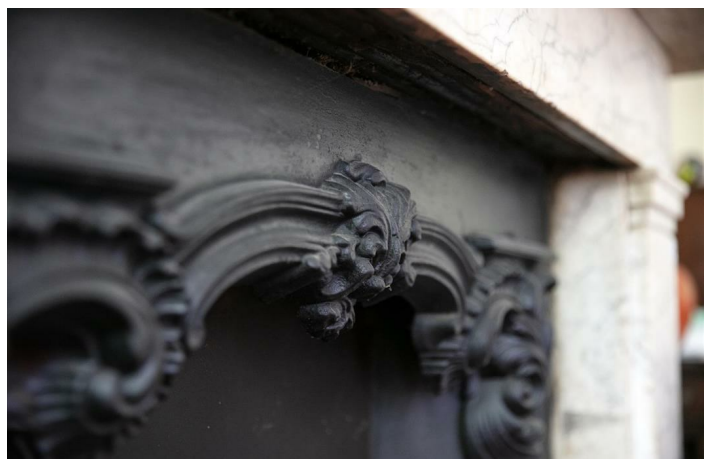
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Stunning Grade II Listed Victorian Home With Garage, OSP and Impressive Proportions - CHAIN FREE.

A truly wonderful period home! Enjoying a notably wider appointment than the average house, this superb Victorian residence steals a fabulous end of terrace position within a moment's ramble of the best of Bellenden Village. Sitting over four gorgeous floors, the property, built in 1838 in Italianate style, retains so much of its original charm. You'll enjoy picture rails, sash windows, cornicing, corbels and feature fireplaces. The accommodation is entirely versatile offering numerous living/slumber potential. Currently it comprises three large reception rooms, kitchen/diner and three huge double bedrooms including a most wonderful loft room. This format could easily be tweaked to afford more bedrooms whilst still retaining impressive living and entertaining space. Sitting in the Holly Grove Conservation Area, Highshore Road borders the bustling Bellenden Road area putting this house at the hub of the whole Peckham regeneration experience. Transport is a cinch with any number of swift regular buses whizzing down Peckham Road. Peckham Rye Station is an easy 10-minute morning stroll. Now that's an easy commute!

The handsome exterior sits behind generous mature leafiness - great for dappled shade and privacy. You'll fit a large SUV in the off street bay and the garden further benefits from high black gates. A grand set of steps leads upward to the original front door which is wide and with period knocker set. This opens to a long carpeted hall with original cornice work and elegant corbels. The positively vast double reception sits to the left and is separated by wide original doors. It can make two fine separate rooms or one gargantuan single space. Two front aspect sash windows (with beautiful original shutters) face front over the garden. There's pretty cornicing and a dainty ceiling rose overhead. Moving rear you find more leafy views through a large sash window. There are matching feature fireplaces to either end and picture rails for good measure.

Heading to the lower return you find a wc and garden access. It's a generous, secluded and leafy space with paved patio leading up to a healthy lawn and well stocked shrubbery. A side access point allows for easy movement for mucky dogs, children, bins and bikes. The lower ground hall stretches a confident length and includes understairs storage and a fab recessed laundry room. A front aspect formal dining room boasts a wood burner and tonnes of space for entertaining. To the rear sits a kitchen/diner with garden views. One could knock the two spaces through or indeed use the dining room as a fine fourth bedroom!

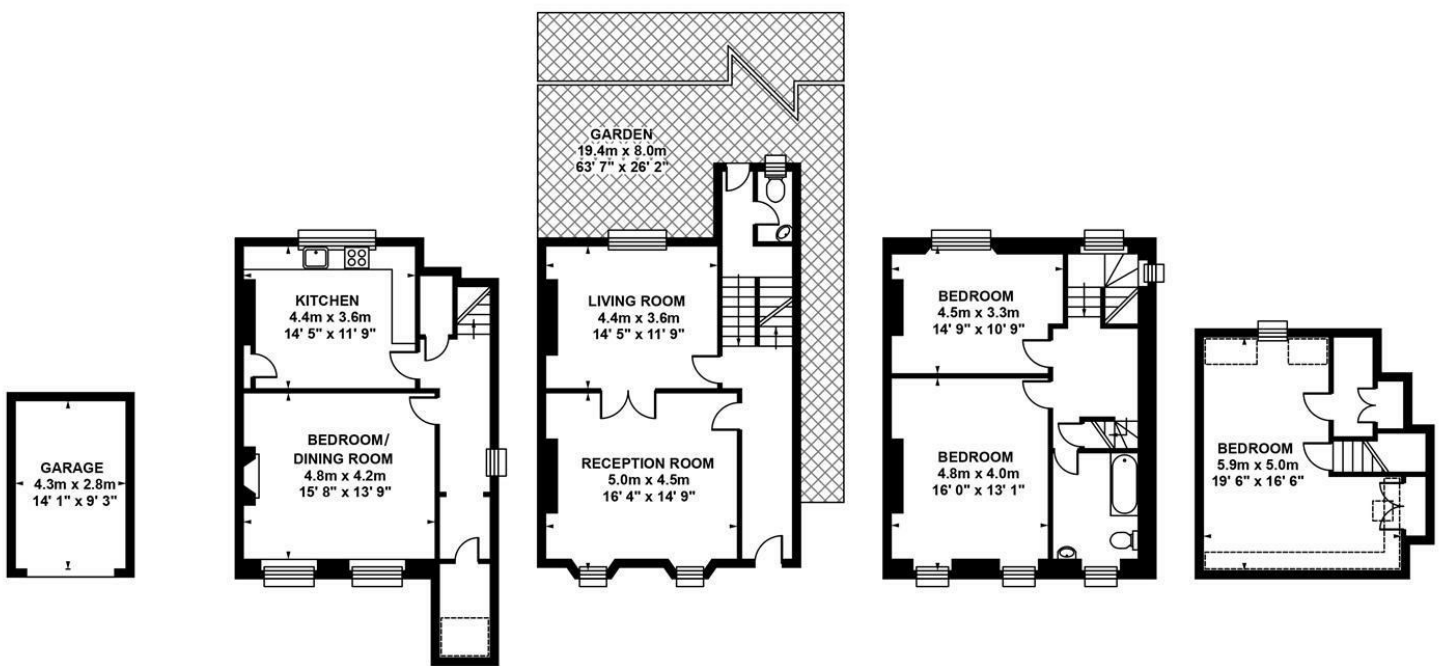
Upward bound (via an original staircase with curling hardwood handrail) you enjoy wonderful garden views through a large sash window. The first landing is wide and wonderful offering access to two equally impressive double bedrooms. The front room has two sash windows, picture rails and pretty floral wallpaper. The second boasts yet more garden views and a period feature mantel. Completing this level is a family bathroom with a white suite, front aspect sash window and wood effect flooring. Last but not least comes a superb loft bedroom that enjoys an aspect to rear and side. Walk-in storage and low level recessed eaves. It's certainly large enough to make two bedrooms should you desire.

Access to the city and West End is easy by car or public transport - take the ubiquitous no. 12 bus or walk five minutes to Peckham Rye station (zone 2) for fast and frequent services to Victoria, London Bridge and Blackfriars. Bellenden Village is a matter of seconds on foot and supplies much to do. We love The Victoria for a pint, The Begging Bowl for some excellent nosh and Review book shop for a nose around the latest titles. The high street, Rye Lane, is a stone's throw for a cosmopolitan mix of food shops and other outlets. As for social life, good restaurants, bars and delis are on your doorstep and the Peckham Pulse, award winning library and Sunday farmers market are around the corner. This part of SE15 is also well located for East Dulwich and Dulwich Village where you have more excellent shopping, the Dulwich Foundation schools, the park and the Picture Gallery.

Tenure: Freehold

Council Tax Band: F

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GARAGE

Approximate, internal area :
12.04 sqm / 130 sq ft

LOWER GROUND FLOOR

Approximate, internal area :
51.52 sqm / 555 sq ft

RAISED GROUND FLOOR

Approximate, internal area :
53.94 sqm / 581 sq ft

FIRST FLOOR

Approximate, internal area :
49.93 sqm / 537 sq ft

SECOND FLOOR

Approximate, internal area :
30.84 sqm / 332 sq ft

TOTAL APPROX FLOOR AREA

Approximate, internal area : 198.27 sqm / 2135 sq ft

Measurements for guidance only / Not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		25	
(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.

