

BLENHEIM GROVE, PECKHAM, SE15

FREEHOLD

£1,375,000



SPEC

Bedrooms : 3
Receptions : 2
Bathrooms : 1

FEATURES

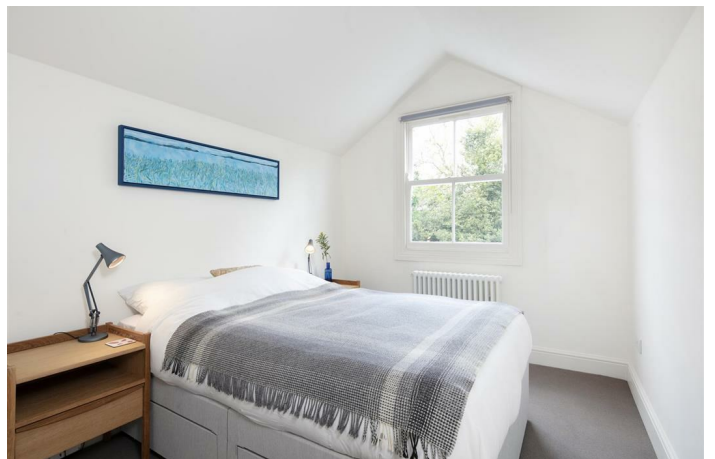
Fantastic Full-Width Kitchen Extension
Expertly Landscaped 75 ft Rear Garden
Three Double Bedrooms
Thoughtful Styling Throughout
Freehold



BLenheim GROVE SE15
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Beautifully Presented Three Bedroom Period Home With Stunning Garden.

This magical three bedder boasts a picture perfect finish throughout. Deftly extended and including a most impressive full-width kitchen/diner, the property opens to the rear to a gloriously mature garden with decked patio. It's a space for lavish soirees, family gatherings and comfortable living. The current owners have expertly augmented the accommodation to include a wonderful reception with adjoining study/dining space, superb kitchen/diner with lounging space, three lovely double bedrooms, bathroom and a handy ground floor wc. The decor is suitably handsome - think tasteful Farrow and Ball shades and thoughtful fittings throughout. The garden stretches 75 ft of wondrous, leafy loveliness - we can't think of a nicer place to while away the milder months. Blenheim Grove 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 three minute morning stroll. Now that's an easy commute!

A pretty period exterior sits politely behind high, well maintained hedging. You'll note a handsome and secure wooden bike shed and bin storage from 'The Bike Shed Company'. A recessed portico opens to your hall which boasts engineered wooden flooring and slick neutral decor. An open arch leads left to your front-facing reception which has an ornate fireplace, cornicing and a contemporary oblong wall radiator. The wall bordering the hall has been lowered to enhance the feeling of light and space. A rear dining space, currently laid out as a study, enjoys low level bespoke storage units and picture rails separating complimentary Farrow and Ball tones. French doors open rear to the magnificent full-width kitchen/living space which has a wide ceiling of glass running down the left side. Designed to soak in a most wonderful sunscape, it positively sparkles with natural light. A wide breakfast bar with storage sits next to the kitchen units which run confidently on the far wall.

Appliances include an integrated dishwasher, double oven and a five ring gas hob. There's a separate laundry cupboard and a tall wine rack for the connoisseurs amongst us. A generous dining space sits to the rear next to a show-stopping picture window that frames the garden. Twin bifold glass doors open full width to the patio - your guests won't want to leave! Outside you find an expansive sunny patio leading to a lush lawn. A quaint stepping-stone shrubbery meanders to the rear to a large wooden shed. Back inside, the kitchen links back to the hall and offers a wc and understairs storage.

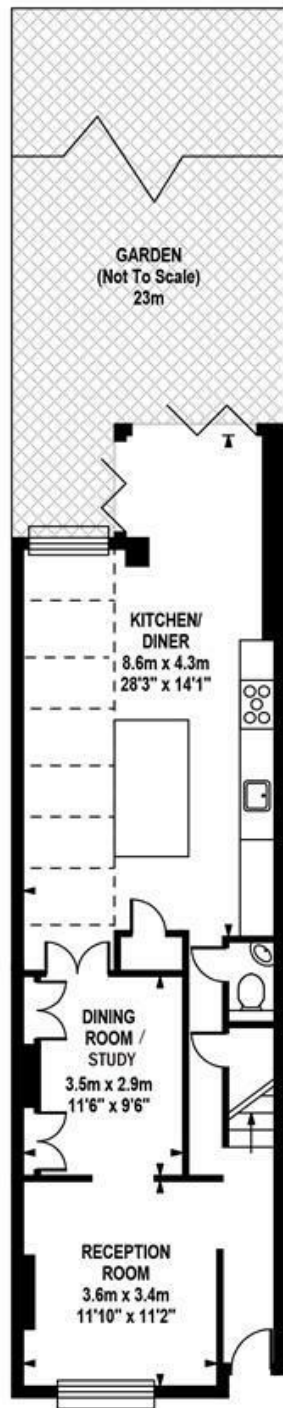
Upward bound you enjoy an original staircase with wooden treads and white risers. The master bedroom fronts the street into the full width of the house. There's a wall of bespoke fitted wardrobes, simple coving and two pretty wooden framed double glazed sash windows. Bedroom two has much the same styling and a peaceful rear aspect. The rear return supplies a family bathroom with full length bath, Grohe shower, modern suite and fab aqua tiling. Last but not least comes a charming third double bedroom with vaulted ceiling, fitted storage and views over the garden.

Peckham Rye is less than a five 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 Belham Primary School. Eating out? Miss Tapas and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi. Even closer are the delicious offerings at Levan. It's literally on your street! 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: D

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GROUND FLOOR

Approximate Internal Area :-
68.76 sq m / 740 sq ft



FIRST FLOOR

Approximate Internal Area :-
46.84 sq m / 504 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 120.15 sq m / 1293 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		77	87
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.

