

TALFOURD ROAD, PECKHAM, SE15

FREEHOLD

£2,450,000



SPEC

Bedrooms : 5
Receptions : 3
Bathrooms : 3

FEATURES

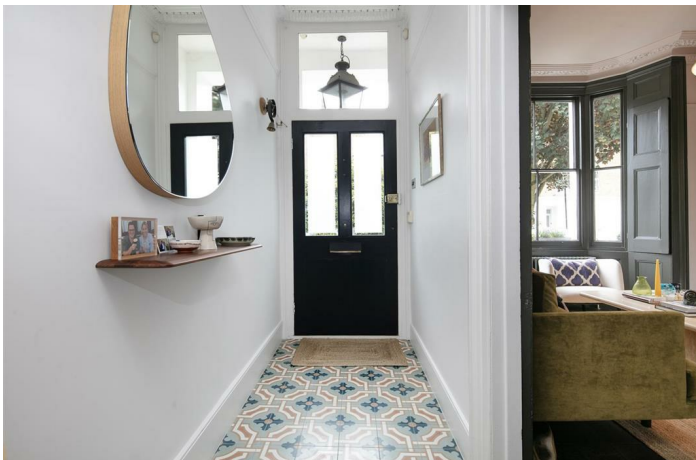
Video Tour Available
Five Stunning Floors
Wonderful Sunny West Facing Garden
Impressive Kitchen Extension
Elegant Decor Throughout
Freehold
2500 sqft



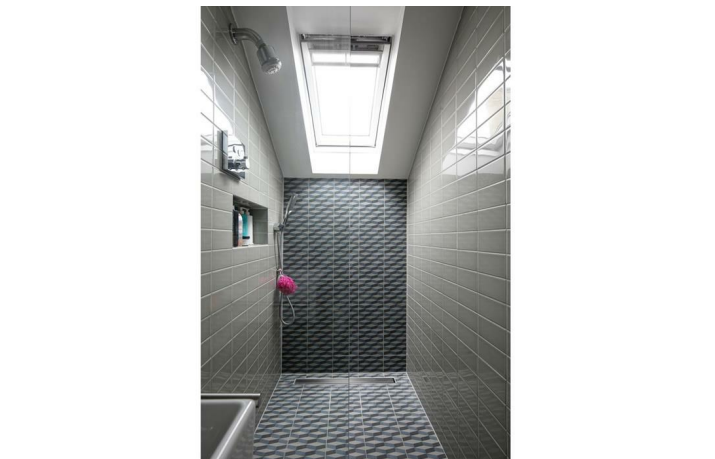
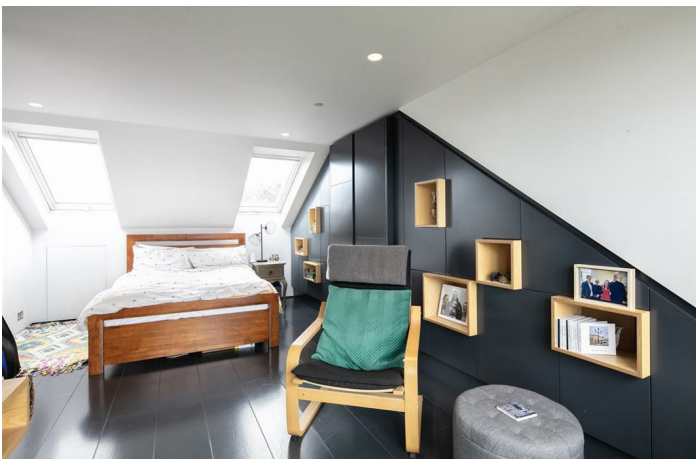
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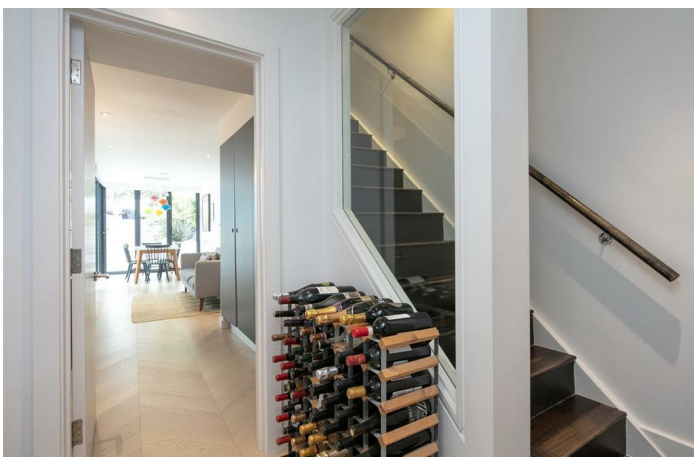
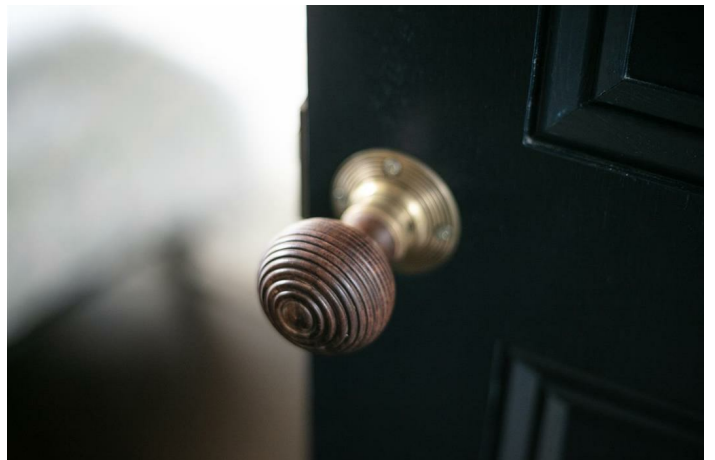
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Fantastic Five Bedroom Victorian Home With Stunning Interior and Generous Garden.

VIDEO TOUR AVAILABLE.

This noteworthy five bedroom period home is beautifully arranged over five wonderful floors and boasts the best of original period features and modern ingenuity. Enjoying a most impressive architect designed rear kitchen extension, the property supplies elegant fixtures and fittings including Quartz counters, Grohe taps, double glazed sash, plantation shutters and underfloor heating in all bathrooms and the entrance hall. The accommodation comprises two wonderful reception rooms, splendid kitchen/diner, five impressive bedrooms (two ensuite and master also with dressing room), shower room, wc and study. Cat 5 cabling throughout and Sonos ceiling speakers in the kitchen, dressing room and master en suite further enhance your 21st century credentials. A healthy splash of period charm abounds - namely original window shutters, cornicing, dado rails, fireplaces and a magnificent curling hardwood banister. Talfourd Road, originally built as a show road, has an inimitably eclectic mix of period architecture, indeed this home is unique to its neighbours. The road rises gently from Peckham Road to Lyndhurst Grove and sits within a pleasurable five minute ramble of bountiful Bellenden Village. Transport is a cinch with Peckham Rye Station a seven minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more.

The exterior is particularly handsome with a double storey canted bay window, beautifully maintained stucco work and London stock brickwork. There's Portland stone paving, integrated bike storage and a fab wood shed on the lower level. A grand set of wide steps lead upward to a proud recessed portico on the raised ground floor. Your original door has oblong semi-frosted panes and a large rectangular light above. The hallway greets you gracefully with exquisite floor tiles, lofty ceiling heights and some wonderful original cornicing. A door on the left (with beehive doorknob) opens into a most splendid double living space. The picture rails, cornicing and frieze add to the charm. There are matching period working fireplaces at either end of the room. Both are hugged by bespoke storage units. That central arched cornice is sublime. Your wide front bay (with original shutters) frames a very pretty London streetscape and the huge rear facing sash peers toward the garden. Further along the hall you pass a beautiful original staircase with matching balustrades and curling hardwood banister. A large study completes this floor with integrated shelving and more garden views.

Heading downward we find a further reception sprawling into the full width of the building. There's a fancy feature mantel, log burner and a front aspect bay window with more shutters. Farrow and Ball's 'Hague blue' continues the timeless, tasteful theme. A handy guest WC adjoins next to a front access point. Moving rear you find the utility room with sink, storage and space for the washing machine and tumble dryer. The kitchen/diner is an architect's dream! Stretching over nine metres with a full side extension and three sets of rear bi-fold doors which slide back fully. This allows you easily bring the dining table onto the Portland stone patio for a most wonderful al fresco experience. An elegant Vernon Panton light installation ('Flower Pot Pendants') hangs over the interior dining space. Your Quartz-topped island/breakfast bar is super wide and houses a double stainless steel sink with Grohe mixer and hot water taps. A further wall of counter and cabinet space supplies a five ring gas hob, wide storage, integrated fridge, double oven and fab full height freezer. Heading out to the patio you'll enjoy abundant seating and dining space. A wide set of flood-lit steps rise forth, fringed by planter beds and mature shrubs. A raised lawn enjoys dappled shade from some mature Birch trees which are also flood-lit. The storage shed has electricity and slots seamlessly on the rear wall.

Heading upward to the first floor you find beautifully painted floorboards throughout the landing. The master suite is accessed via solid double wooden doors and stretches the full width of the building. Walnut Parquet flooring and beautiful dusky coloured walls include a feature wall of period wooden panelling. Two large front aspect sash windows welcome a flood of light and we love those school house style radiators which continue throughout. Sliding doors open rear to a neat walk-in wardrobe/dressing area and onto to your glorious en-suite bathroom which features a period roll top bath, twin contemporary wash hand basins, double walk-in shower, loo and more plush period panelling. A large rear facing sash with plantation shutters. A separate dressing room accessed from the landing has fitted shelving and garden views. This could easily make a fine single bedroom.

Upward again to the second floor you find two really special double bedrooms. Both are bright and beautifully presented with lofty, leafy views. The front room has a feature wall of exposed original brickwork. A neat, fully tiled shower room sits in between. The stairs curls upward once again past a wonderful top floor window which ensures the stairwell and landing below are dazzlingly bright. The top floor bedroom will knock your socks off. Enjoying a wall of fab quirky storage it faces rear through a wall of glass. It's a joyous rooftop London panorama that includes Westminster, The London Eye and Canary Wharf - a real treat on bonfire night. Two large Velux to the front make it yet brighter still. A shower room adjoins with contemporary tiling and fixtures.

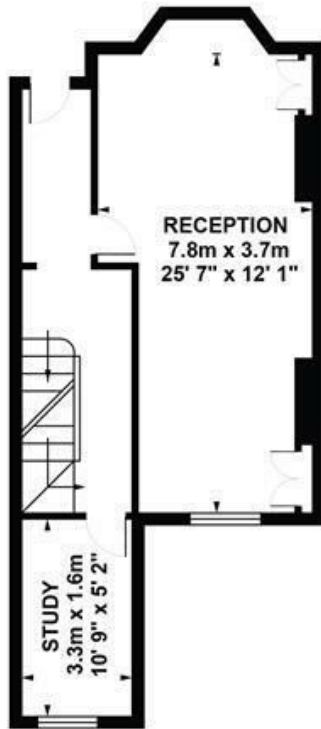
For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Village (a 3 minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The South London Gallery Café is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery is as close - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 5 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. The wide open green spaces of Peckham Rye Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers.

Tenure: Freehold

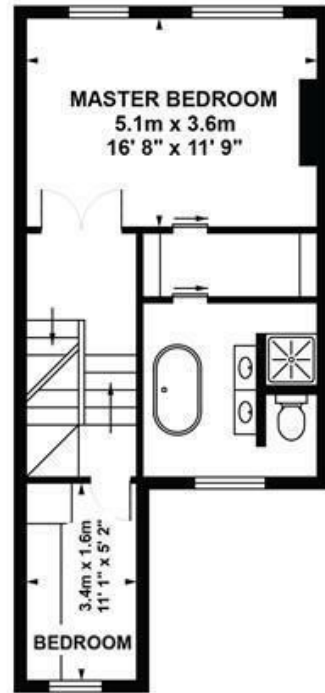
Council Tax Band: E



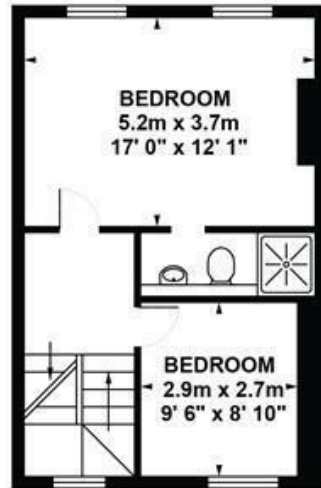
LOWER GROUND FLOOR
Approximate. internal area :
73.24 sqm / 788 sq ft



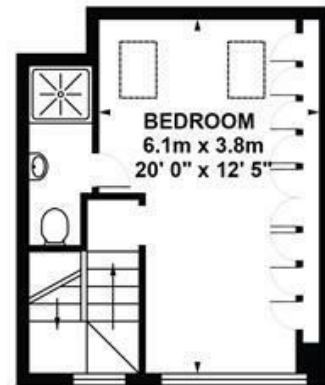
UPPER GROUND FLOOR
Approximate. internal area :
46.42 sqm / 500 sq ft



FIRST FLOOR
Approximate. internal area :
46.15 sqm / 497 sq ft



SECOND FLOOR
Approximate. internal area :
38.57 sqm / 415 sq ft





THIRD FLOOR
Approximate. internal area :
29.54 sqm / 318 sq ft



TOTAL APPROX FLOOR AREA
Approximate. internal area : 233.92 sqm / 2518 sq ft
Measurements for guidance only / Not to scale

TALFOURD ROAD SE15
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(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.

