

LYNDHURST WAY, PECKHAM, SE15

FREEHOLD

£2,450,000



SPEC

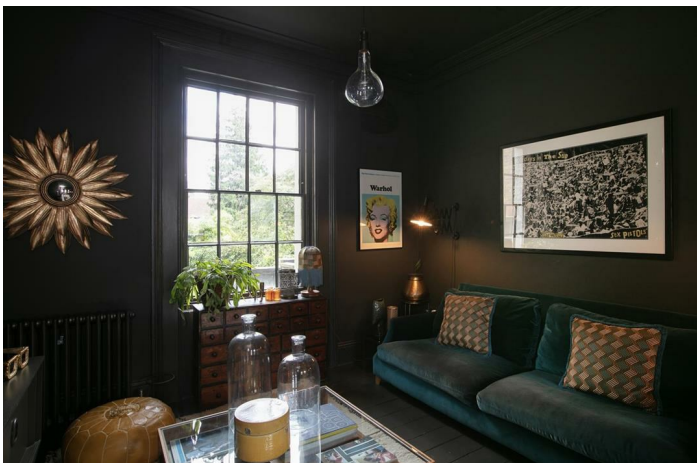
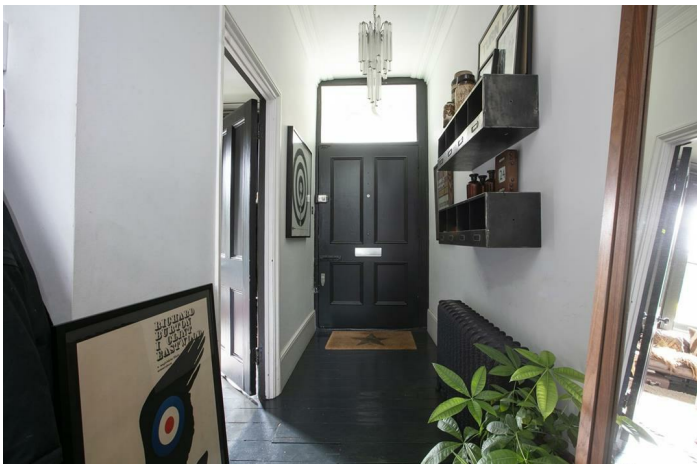
Bedrooms : 3
Receptions : 3
Bathrooms : 2

FEATURES

Stunning Contemporary Kitchen Extension
Grade II Listed
Sympathetic Styling Throughout
Abundant Bespoke Storage
Mature Landscaped 115ft Garden
Period Features
Freehold



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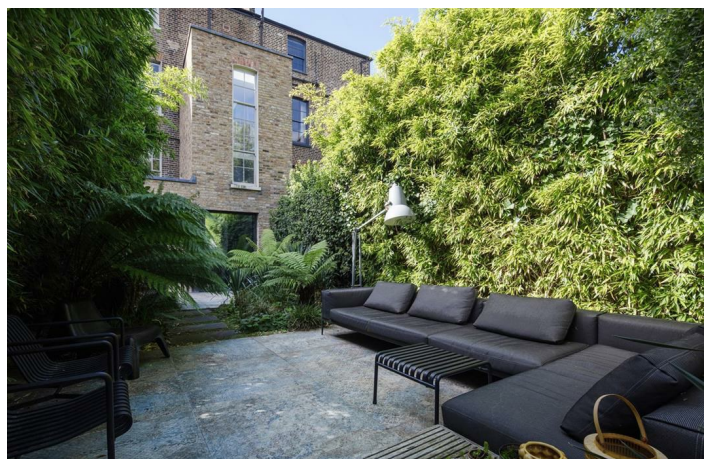
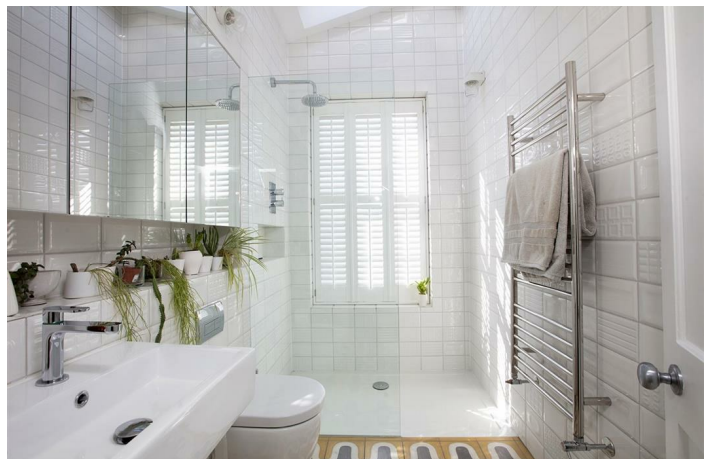
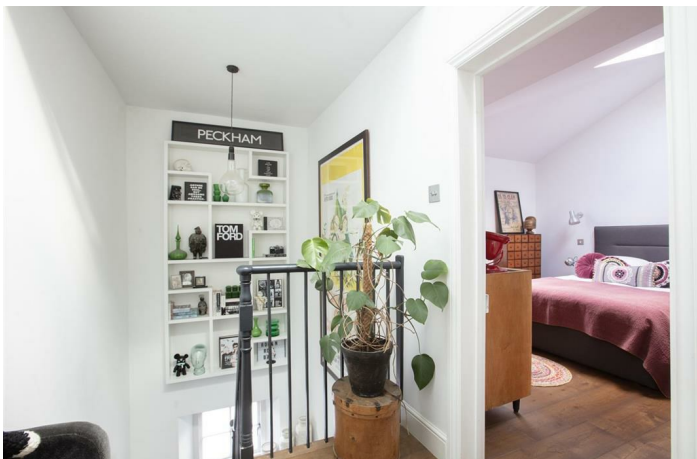
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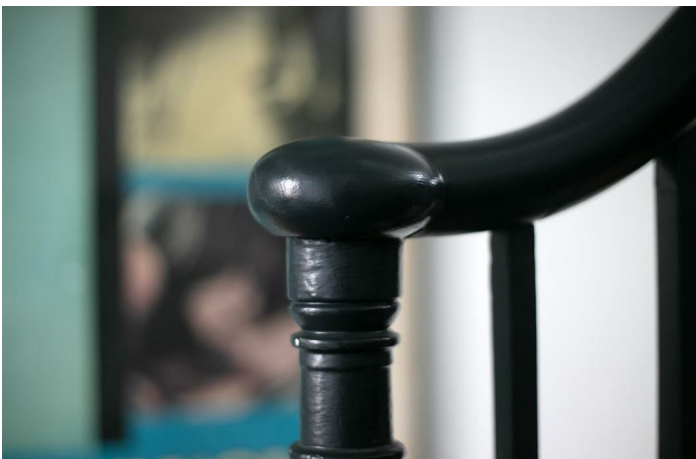
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Magnificent Grade II Listed Three Bedroom late Georgian Home with Double-Height Kitchen Extension and Exquisite Garden.

Spread elegantly over four sublime floors, this expertly presented Grade II listed three bedroom period home, designed by award-winning architect Robert Dye is impressive at every step. You may recognise the house as it has been featured in several publications including Living Etc and the Observer. The house was also selected as one of the properties for the Living Etc London House Tours event in 2019. From its double height and full-width rear kitchen extension to the abundant original features, the property is the perfect marriage of contemporary and traditional. Cornicing, bespoke cabinetry throughout, polished concrete flooring, vaulted ceilings - the attractions abound at pace! The accommodation comprises three proper double bedrooms, a lavish double reception, mezzanine study, jaw-dropping kitchen/diner with additional lounging and TV space, bathroom, shower room, wc and utility area. The rear garden, designed by Barbara Samitier of Moss Studio Garden design, was used as an inspirational garden on BBC's 'Your Garden Made Perfect', and has also featured in the Evening Standard and the coffee table book 'Inside Outside'. Sitting in the Holly Grove Conservation Area, Lyndhurst Way easily rivals Camberwell Grove for its period charm. It 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 a relaxed 7 minute stroll. Now that's an easy commute!

The exterior stands tall as part of a five house terrace of similarly handsome period homes, inviting you through a neat front garden and up steps to the original door. Inside the hallway, an arched cornice overhead beckons you forth preceding an impressive glimpse of the upper and lower floors ahead - including that fantastic triple height rear-facing window shared between the study and kitchen. The delightful double reception sits to your right. Separated centrally by original double doors, the space boasts two front aspect sash windows and a further sash peering rear over the garden. The back section of the house features a concealed movie screen and projector which drop down at the touch of a button. The front section has a bespoke vinyl cabinet, making it the perfect room to listen to music. Painted timber floors, matching moody walls, cornicing and skirting boards ensure a dishy finish.

Heading to the lower ground floor, via wide charcoal grey steps, you reach the utterly amazing kitchen/diner which rises to double height at the rear end. A wall of full-width IQ Glass sliding doors frame a lush garden vista and there's further sky light gushing inward over the dining area, plus two further light sources making this area light filled throughout the day. The bespoke kitchen has a vast stainless steel-topped island with beautiful handmade cabinetry featuring deep pull-out drawers, integrated dishwasher, under counter fridge, pull-out bin storage on one side and a super long breakfast bar - big enough for the whole family - along the other. A Mercury five ring range cooker is flanked on the left wall by super wide soft-close deep pan drawers. Further matching kitchen cupboards sit above. The kitchen run opposite houses two separate recessed areas featuring an impressive tiled larder and a breakfast making area, concealed elegantly behind two huge, custom made wooden sliding doors. There is also a full height integrated fridge freezer and storage/ recycling area. Completing this most ingeniously arranged floor is a comfortable lounging area with two front facing sash windows and more bespoke cabinetry housing a shelving unit and TV, discreetly hidden behind another sliding door. Adjacent to this, is a WC and utility area with butlers sink and bespoke full height Shaker cupboards housing the washing machine and tumble dryer. The grey Lazenby polished concrete floor complete with underfloor heating finishes off this area beautifully. Outside you meander past a sunny patio through lush, beautifully arranged perennials to a second seating area and onward to a rear al-fresco dining area. It's a generous and peaceful 115ft oasis from the bustle of plucky Peckham.

Heading upward you meet your magically bright study which enjoys light from the signature triple-height sash window. A full-width skylight adds to the airiness and a waist height glass screen gives a lofty mezzanine connection to the kitchen below. More bespoke cabinetry abounds, including a stylish built in desk and plentiful storage, hidden behind more beautifully designed sliding doors. A glass pane door supplies light through to the first landing. This leads to your gob-smacking master bedroom which sprawls three windows-wide (the true sign of a WOW house!). Each window enjoys a funky low level school house radiator and there's original cornicing and recessed storage. Next to this sits a boastful master bathroom with period roll top bath, walk-in double shower and contemporary wash hand basin with wall-hung loo.

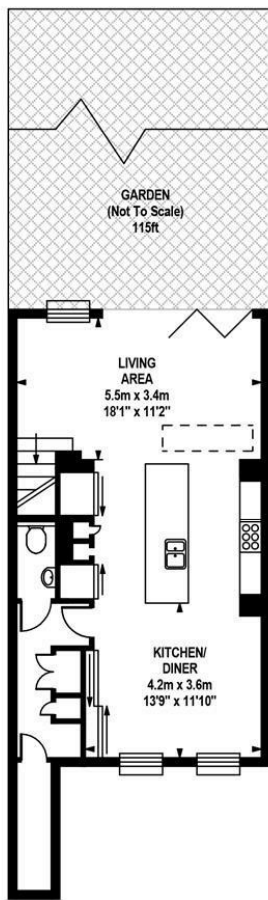
A final climb rewards with a wonderful second landing with vaulted ceiling and double height bespoke bookcase over the stairwell. The front-facing double bedroom has more vaulted ceilings, two front aspect sash windows and yummy dark grey walls. Bedroom three, another joyously bright double, benefits from garden views and there's a swanky shower room with bespoke encaustic floor tiles, walk in shower, heated towel rail and pristine white suite.

Access to the City and West End is easy by car or public transport - take numerous buses or walk five minutes to Peckham Rye station (zone 2) for fast and frequent services to Victoria, London Bridge and Blackfriars, Overground trains to Shoreditch, Whitechapel, Dalston and Clapham Junction and Thameslink trains to Farringdon and St Pancras. Bellenden Village is a matter of minutes 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.

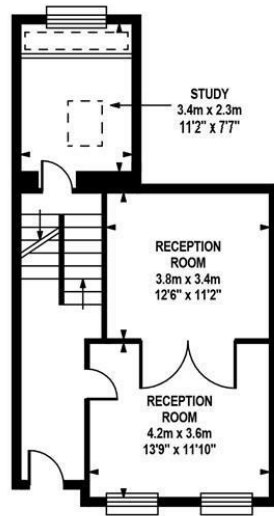
Tenure: Freehold

Council Tax Band: G

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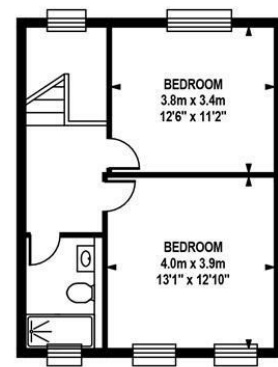
LOWER GROUND FLOOR
Approximate Gross Internal Area :-
60.62 sq m / 653 sq ft



UPPER GROUND FLOOR
Approximate Internal Area :-
50.68 sq m / 545 sq ft



FIRST FLOOR
Approximate Internal Area :-
44.46 sq m / 479 sq ft





SECOND FLOOR
Approximate Internal Area :-
43.50 sq m / 468 sq ft



TOTAL APPROX.FLOOR AREA
Approximate Internal Area :- 199.26 sq m / 2145 sq ft
Measurements for guidance only / not to scale

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FREEHOLD

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		
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.

