

CHADWICK ROAD, PECKHAM, SE15  
FREEHOLD  
OFFERS IN EXCESS OF £1,750,000



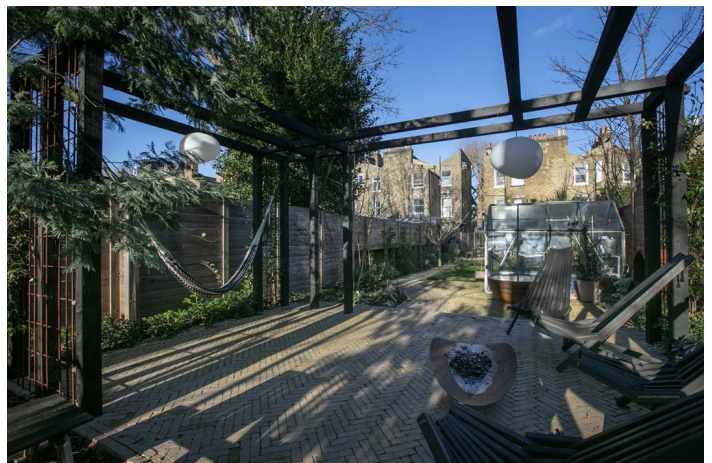


## SPEC

Bedrooms : 4  
Receptions : 1  
Bathrooms : 2

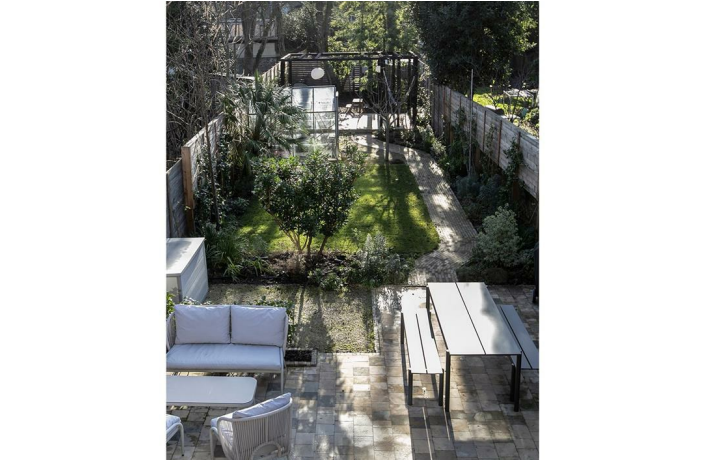
## FEATURES

130ft Landscaped Garden  
Limestone Flooring  
Stunning Open Plan Kitchen Diner  
Sublime Decor  
Freehold





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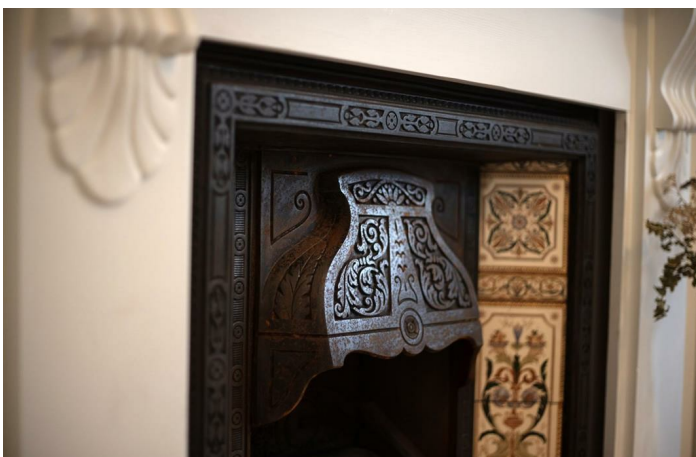
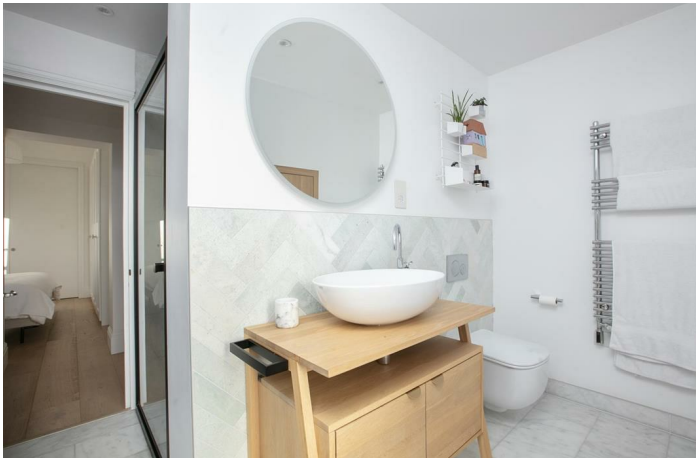




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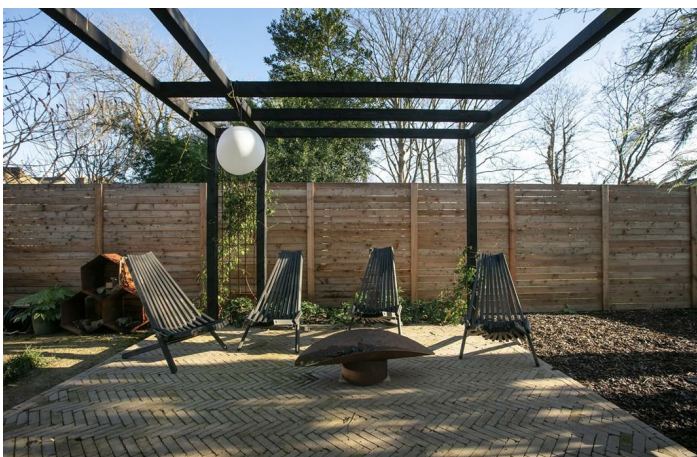


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### Exceptional Four-Bedroom Victorian Home with Stunning 130ft Garden

Rarely do we encounter a home that marries period elegance with contemporary luxury so seamlessly. This meticulously refurbished four-bedroom Victorian masterpiece spans three versatile levels, each thoughtfully designed to create a harmonious blend of sophistication and practicality.

Step inside and be greeted by a wealth of stunning features: bespoke storage solutions, top-of-the-line Miele appliances, exquisite Carrara marble countertops, limestone flooring, and a palette of expertly chosen tones. Every detail, from the grand living spaces to the stylish bedrooms, has been crafted to delight.

The lower ground floor opens to a breathtaking, full-depth living area with bi-fold doors leading to a landscaped garden, perfect for al fresco dining, relaxation, or play. A showstopping kitchen/diner boasts high-end Miele appliances and a seamless flow to the outdoor limestone patio, lush lawn, and thoughtfully designed greenhouse and play area.

Upstairs, the principal bedroom offers generous proportions, garden views, and a run of fitted wardrobes, including a versatile suite with a dressing area, Calcutta marbled en-suite double shower with underfloor heating, and balcony overlooking the garden. The upper ground floor features two further bedrooms as well as a luxurious family bathroom with underfloor heating, a freestanding 1.8m tub and walk-in shower.

The lower ground floor delivers an impressive 15-meter stretch of versatile living space. A formal dining area connects to the kitchen and garden, while a cozy lounge with period features creates the perfect spot to unwind. Storage abounds, including a utility room and under-stair cabinetry.

The 130ft rear garden is a true highlight, beautifully landscaped and offering zones for every occasion: a limestone patio for morning coffee, a healthy lawn for play, an al fresco dining space for entertaining, and a greenhouse for green-thumbed pursuits. Integrated lighting ensures the space is as magical by night as it is by day.

Location-wise, you're spoilt for choice. Both Denmark Hill and Peckham Rye stations are a short 10-minute stroll, connecting you effortlessly to the Overground and mainline services, including London Bridge, Victoria, and St. Pancras. Bellenden Road's array of independent cafes, restaurants, and boutiques is just minutes away, with the culinary gems of Camberwell and Ruskin Park's green spaces adding even more allure. Schools are numerous including the UK's top private schools Alleyn's, JAGS, Dulwich College, Herne Hill and The Villa Nursery and Pre-prep. The house is within catchment of the area's best state schools including The Belham, St. Johns and St. Clements, Charter East Dulwich and Lyndhurst Primary.

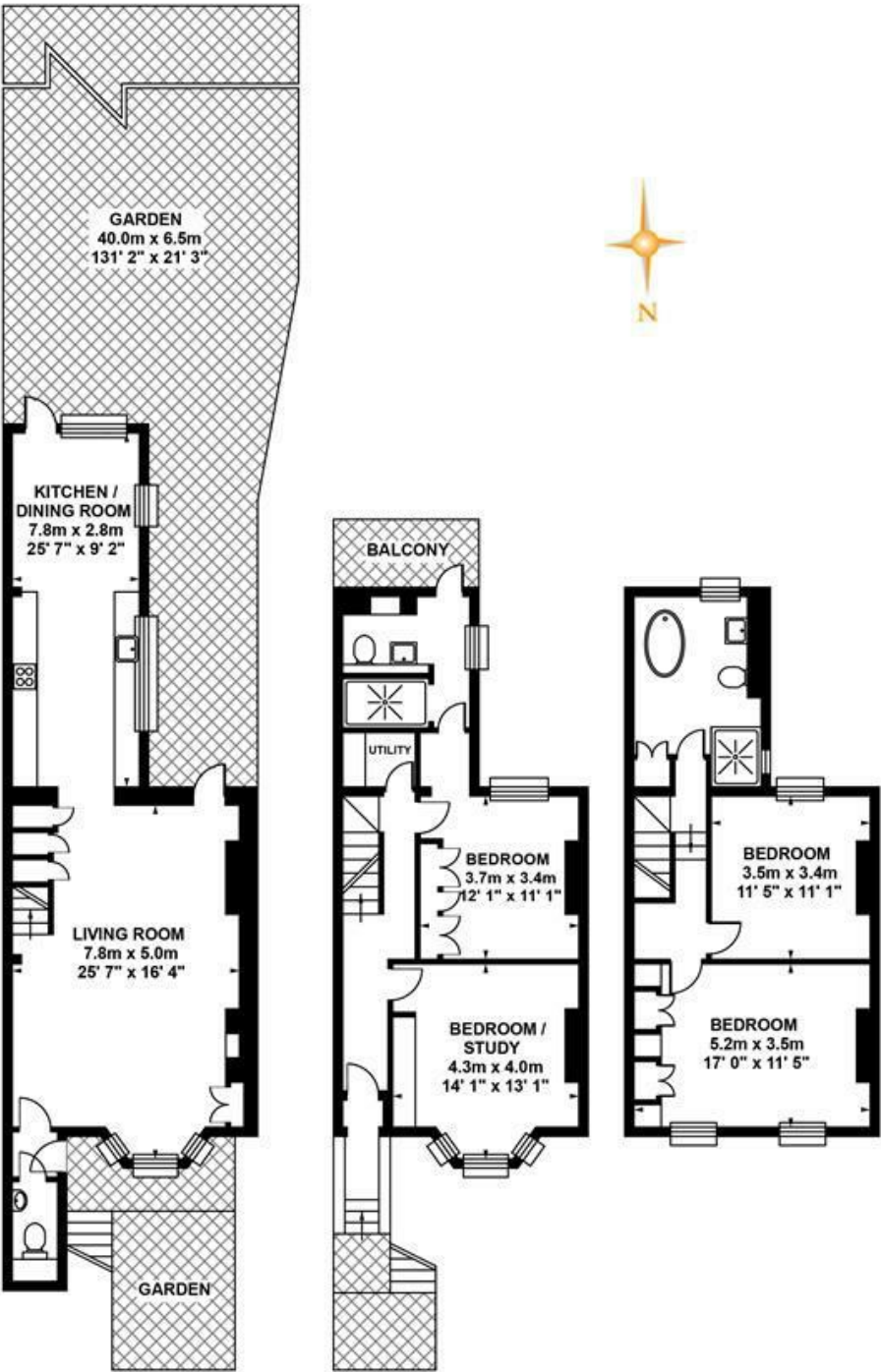
Additional notes: Japanese knotweed at the rear of the garden was identified and treated under a five-year plan completed in 2023, with a 10-year insurance-backed guarantee in place until 2029.

This remarkable home is a testament to thoughtful design and high-quality craftsmanship. To arrange a viewing, please contact us today.

Tenure: Freehold

Council Tax Band: F





**LOWER GROUND FLOOR**  
Approximate. internal area  
63.36 sqm / 682 sq ft


**UPPER GROUND FLOOR**  
Approximate. internal area  
50.34 sqm / 542 sq ft


**FIRST FLOOR**  
Approximate. internal area :  
49.61 sqm / 534 sq ft

**TOTAL APPROX FLOOR AREA**  
Approximate. internal area : 163.31 sqm / 1758 sq ft  
Measurements for guidance only / Not to scale

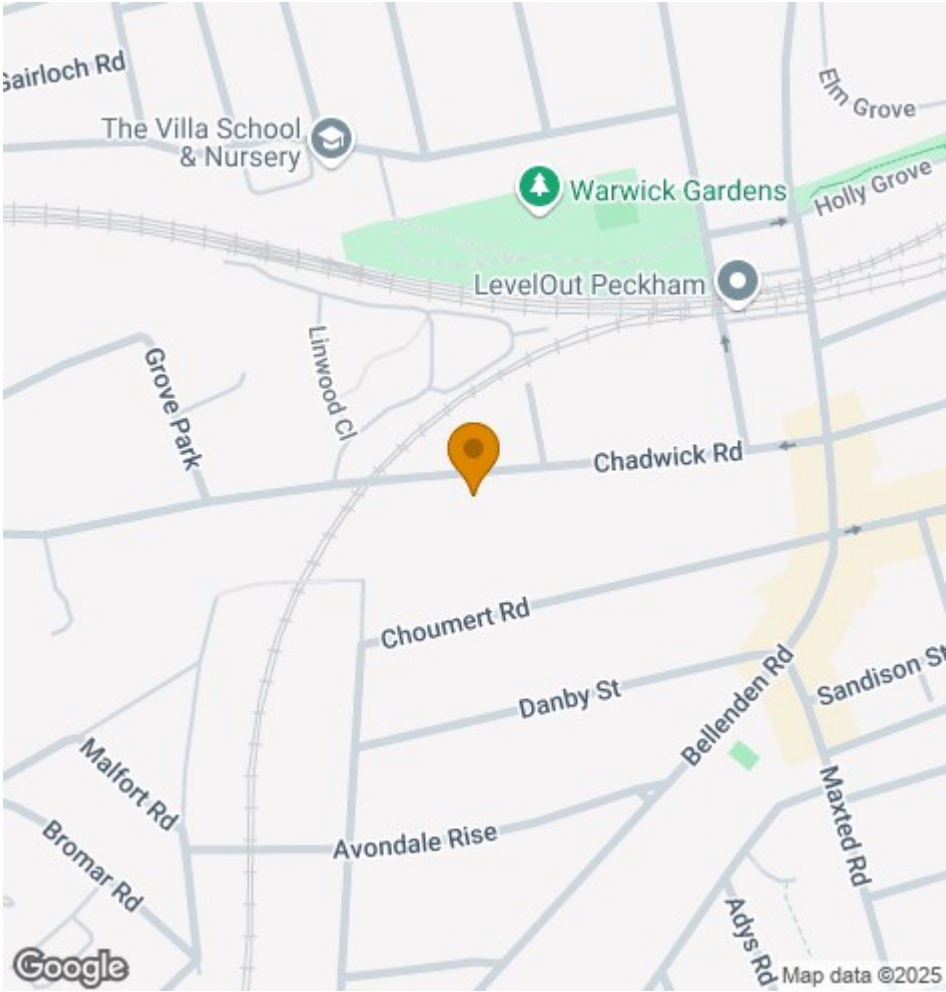


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.



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