

DENMAN ROAD, PECKHAM, SE15  
SHARE OF FREEHOLD  
£750,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 983 years remaining

Service Charge: n/a

Ground Rent: £480 nominally (not collected)

## FEATURES

Private Roof Terrace

City Views

Split-Level

Contemporary Finish

Share of Freehold



# DENMAN ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



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Impressive Split Level Two/Three Bedroom Period Conversion with Terrace and Views.

With sweeping rooftop floor views stretching as far as the Shard, this utterly fantastic split level two/three bedroom flat packs one serious punch. Spread generously over the top two floors of a perfectly placed and handsome red bricked Victorian building, the property offers versatile, spacious accommodation, a contemporary finish and a most impressive private roof terrace. The property comprises a spectacular top floor living space with terrace access, two large double bedrooms, kitchen/diner and bathroom. The top living space can easily double as a third bedroom subject to requirements. Denman Road has an inimitably eclectic mix of period architecture. It 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.

A shared garden and entrance leads inward to the flat's first floor door. The inner hall offers neat coat and shoe storage before ascending upward to a long and lovely split-level landing. The return hosts the first of your gorgeous bedrooms. It's a lofty rear-facing double with amazing double height vaulted ceiling, integrated shelving and a fab integrated hard wood desk. Next to this is a large bathroom with ivy green vinyl flooring, recessed double shower, bath and contemporary loo. A large frosted sash window faces to the side.

The next of your fab double bedrooms sits up a mini flight off the landing and also faces rear with a peaceful aspect. A wall of sliding wardrobes will keep things neat and tidy. Completing this floor is a fab front facing kitchen/diner which stretches three windows wide and has a wonderful jet black modern floor to ceiling cabinets. Quartz counters supply tonnes of dicing and spicing space and your appliances include an integrated dishwasher, washing machine, fridge/freezer, microwave and oven.

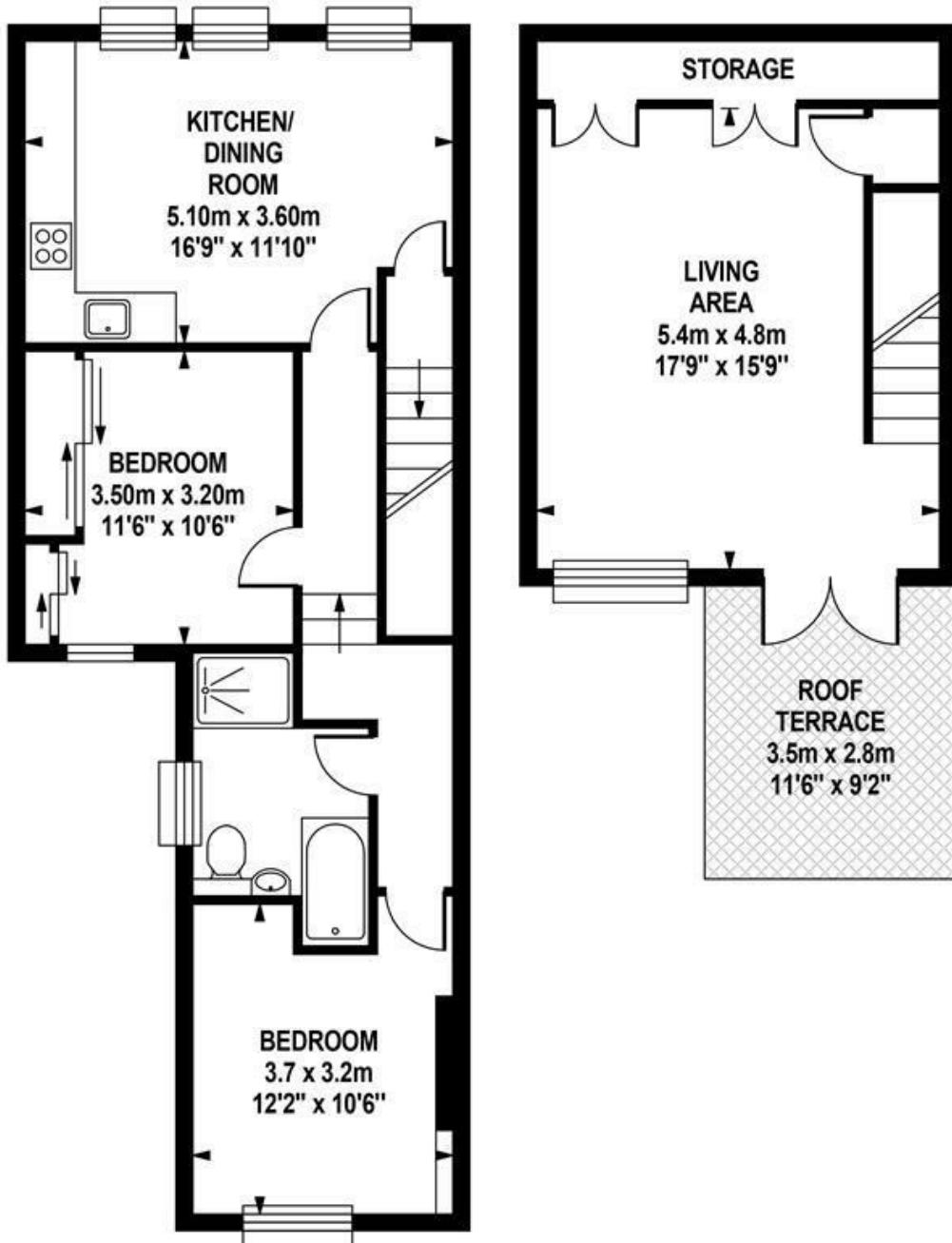
Upward again to the top floor you find that terrific living space with a wide picture window affording sweeping roof top views. Extra wide glass doors open to the private roof terrace from whence you enjoy a vista stretching to the Shard, Gherkin et al. Inside you enjoy a bright, airy space with low level loft storage, beautiful feature wall and wooden flooring and twin velux. It's a versatile room that would also make a fine master bedroom.

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: Share of Freehold

Lease Length: 983 years

Council Tax Band: C



### SECOND FLOOR

Approximate Internal Area :-  
57.51 sq m / 619 sq ft

### THIRD FLOOR

Approximate Internal Area :-  
30.29 sq m / 326 sq ft

### TOTAL APPROX. FLOOR AREA

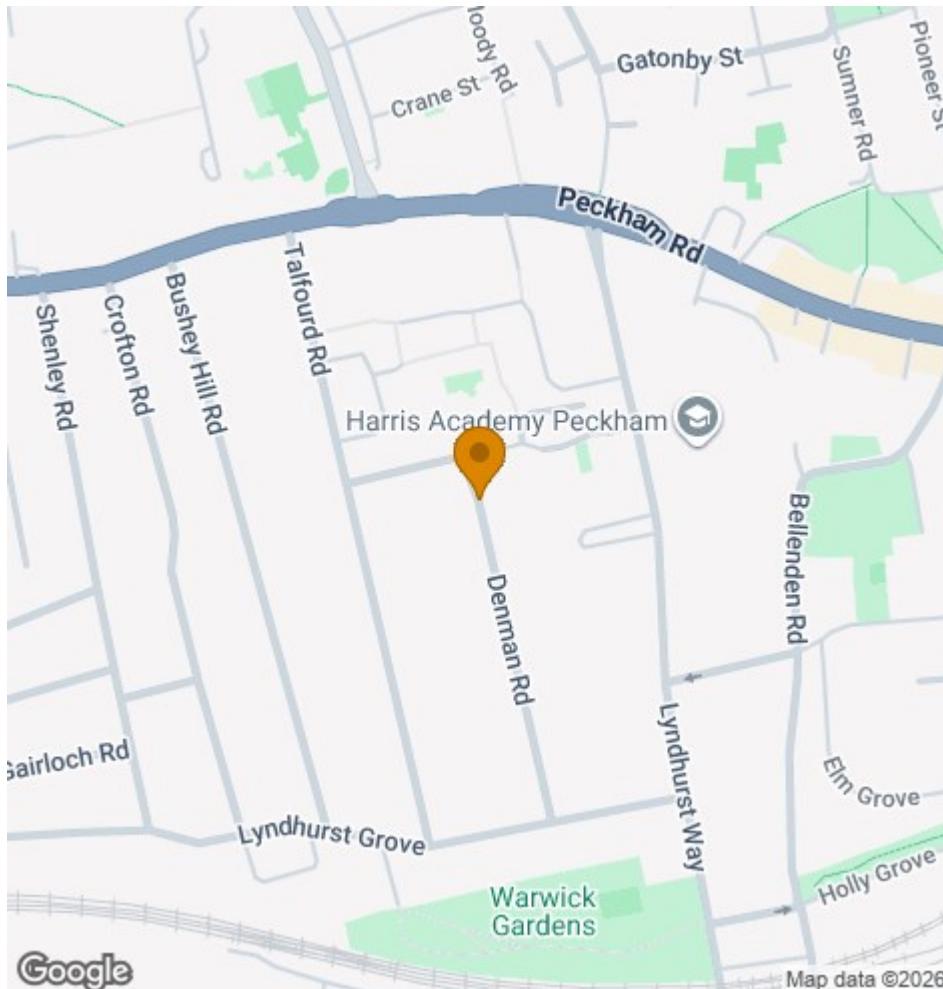
Approximate Internal Area :- 87.79 sq m / 945 sq ft  
Measurements for guidance only / not to scale

**DENMAN ROAD SE15**  
LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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