

CHOUMERT ROAD, PECKHAM, SE15

FREEHOLD

£1,435,000



SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 2

FEATURES

South-Facing Garden
Loft Extension Master Suite
Period Features
Open-Plan Living Area
Freehold



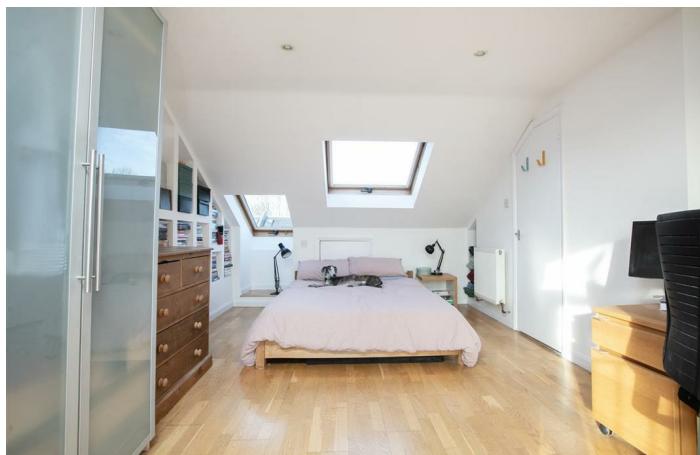
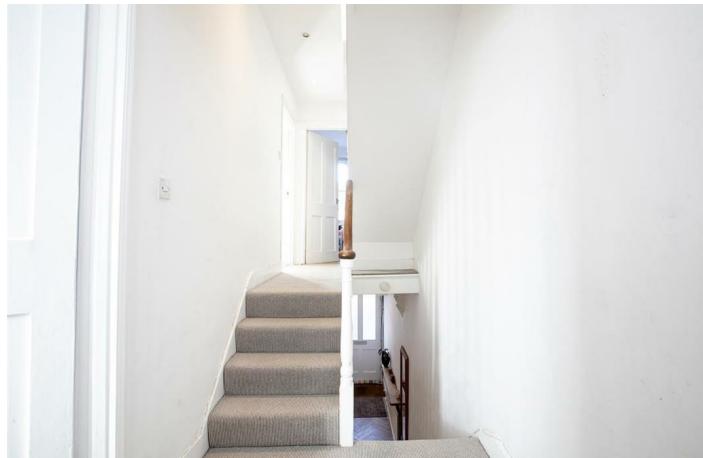
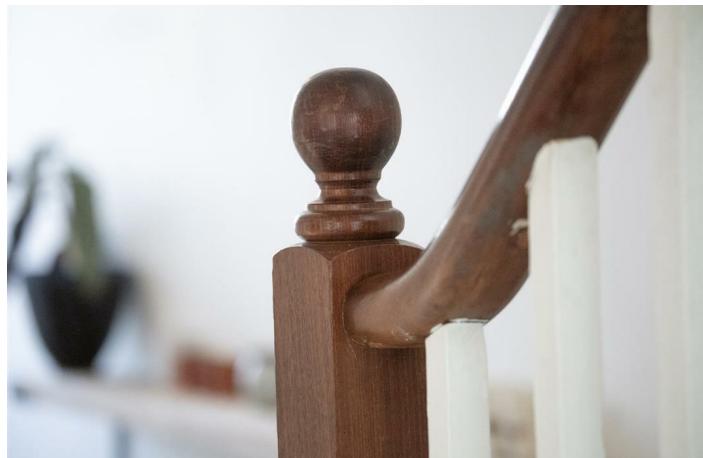
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Wonderfully Mature Extended Four Bedroom Period Home With South-Facing Garden.

There's an unmistakably homely sunny feeling to this wonderful four bedroom period home which boasts a welcoming yet stylish vibe throughout. The spacious and deftly extended interior encompasses a lovely open-plan double living area that is perfect for entertaining, a sunny kitchen with space for both dining and lounging and four proper double bedrooms (including a huge master en suite) plus family bathroom. There's a healthy sprinkling of period detail, including some show-stopping wooden vertical shutters! A peaceful south-facing rear garden is the cherry on the cake. The culinary delights of Bellenden Village are a matter of seconds away, while Rye Lane is a two-minute stroll down the road. You can be at Peckham Rye Station in seven minutes for swift, frequent services to central London, London Bridge, Canary Wharf, and beyond. You're within the catchment for the highly considered Belham Primary School and The Villa nursery and pre-prep is a short walk away.

Much-requested Choumert Road forms part of a magical collection of period streets: this leafy, mature and community-driven neighbourhood is bursting with creativity. Parking is never a problem with the residents' permit zone. There is a friendly WhatsApp group and seasonal neighbours' meet ups. Beautifully shaped privet hedging borders the property's front garden affording a sense of privacy. The arched and recessed portico invites you through the period door with frosted oblong panes. Inside you're greeted with a bright hall with original cornicing and corbels and sublime 'Woodpecker' herringbone oak engineered flooring. This flows stylishly through the living space which runs open-plan past the original staircase to supply a notably spacious yet cosy feel. An Ecodesign log burner offers the ideal spot for lounging. This is next to French doors which lead rear to the garden. The front section of the living space boasts an original feature fireplace and some magically restored original wooden vertical shutters to the sash bay window. Your Victorian credentials are enhanced yet further by twin original ceiling roses.

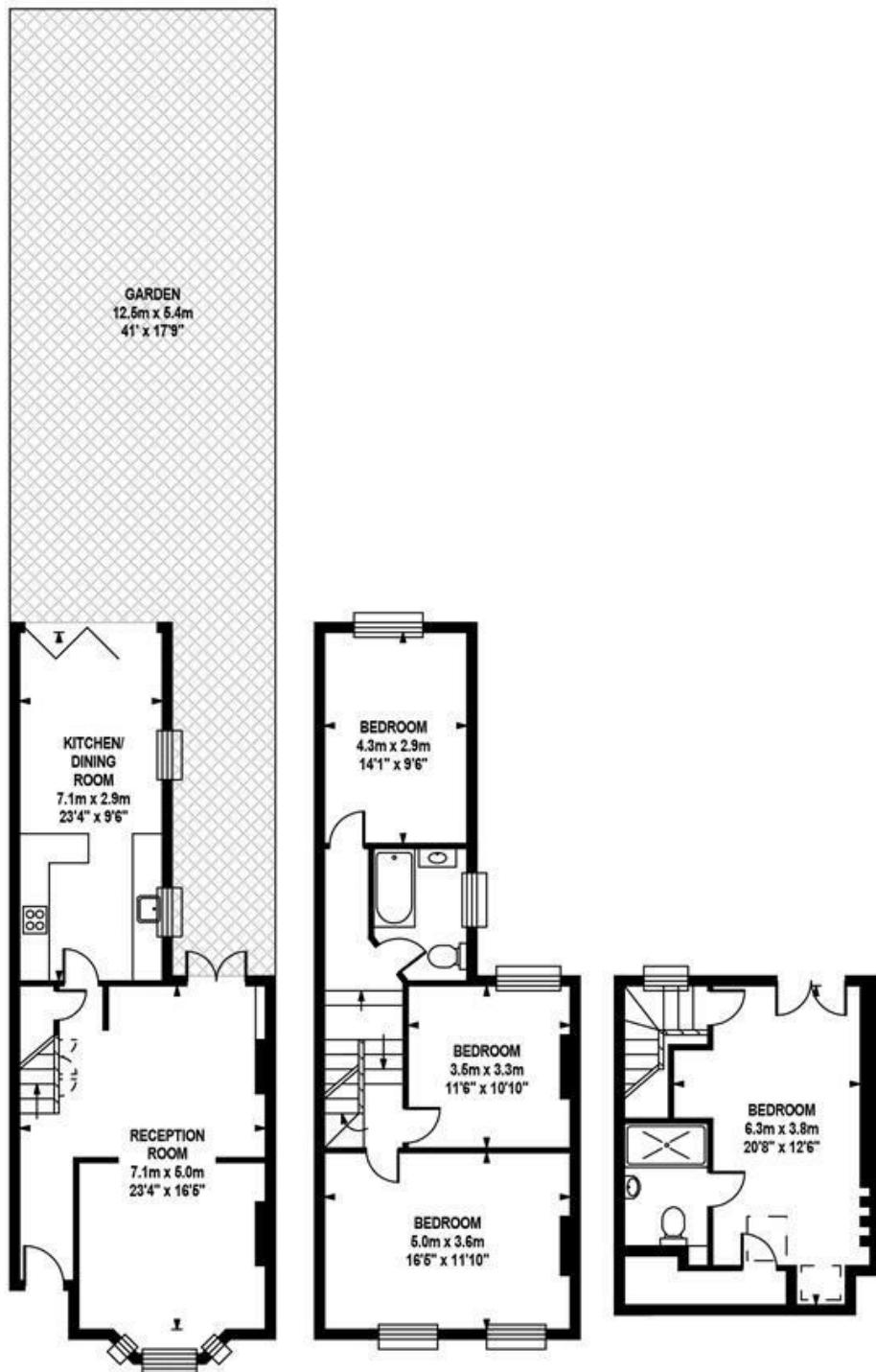
Enroute to the kitchen you'll pass bespoke storage which has been deftly tucked under the stairs - it hides a million sins and includes a handy laundry cupboard as well as space for shoes and coats! The dual aspect kitchen/diner is open-plan and wonderfully warm with a south-facing aspect. You'll easily fit a sofa in addition to formal dining meaning there is welcome space for adults and kids. The worktops are a stylish grey quartz with a one-and-a-half bowl undermount sink and appliances include AEG oven, four ring gas hob and integrated microwave and dishwasher. Funky industrial-grade Noraplan rubber flooring graces the whole space and you'll note Maxlight floor to ceiling aluminium ultra-slim sliding doors which open from either side onto a sunny patio. From here you enjoy a leafy south-facing garden which stretches to over 40ft, with a large sitting area, an apple tree and many mature shrubs including fragrant lilac, jasmine and honeysuckle.

Back inside, head upward to the wide and generous rear return. Here you meet a proper double bedroom with rear-facing garden views. Next to this is a family bathroom with pretty tiling, white suite, heated towel rail and side aspect sash window. There's ample room on the landing for storage and also tonnes of hanging space for your signature art pieces. The first floor hosts a full-width double bedroom with twin sash windows, period feature fireplace and simple coving. Bedroom four, a fine bright double, has a feature fireplace and fitted shelving. Upward bound once again you find your masterfully converted loft which has a huge and wonderfully sunny double bedroom with recessed storage and a Juliette balcony with far-reaching rooftop views of your new neighbourhood. An adjoining en suite shower room (with Mira thermostatic dual rainfall and jet shower outlets) and large eaves storage cupboard completes the tour nicely. When converting the loft, the current owners obtained planning permission to increase the height of the house by 5 brick courses. The result is a master suite with significantly higher ceiling height than the average loft conversion.

Peckham Rye Station offers swift and frequent services to London Bridge, Victoria, Blackfriars and St Pancras as well as the fab London Overground line. East Dulwich and Denmark Hill stations are also easily reached on foot. 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. Local bars include The Montpelier, The Victoria Inn, The Clock House Tavern, The Herne Tavern, and many more - all cracking places to meet all your new neighbours. The neighbourhood is bursting with culinary delights from the much feted Artusi, Ganapati and the Begging Bowl on Bellenden Road, to Mr Bao for buns by the Rye, to Levan and Hausu, the hugely popular cutting-edge eateries by the station. And Made of Dough and Pizzeria 081 dish out some of the best pizzas in town! This area is spoilt for green spaces, with the playgrounds of Warwick Gardens - a mere 5 minutes walk away - providing entertainment for young and older children alike, while the 120 acre Peckham Rye Common is a short stroll in the other direction.

Tenure: Freehold

Council Tax Band: E



GROUND FLOOR

Approximate Internal Area :-
55.55 sq m / 598 sq ft

FIRST FLOOR

Approximate Internal Area :-
55.93 sq m / 602 sq ft

SECOND FLOOR

Approximate Internal Area :-
29.73 sq m / 320 sq ft

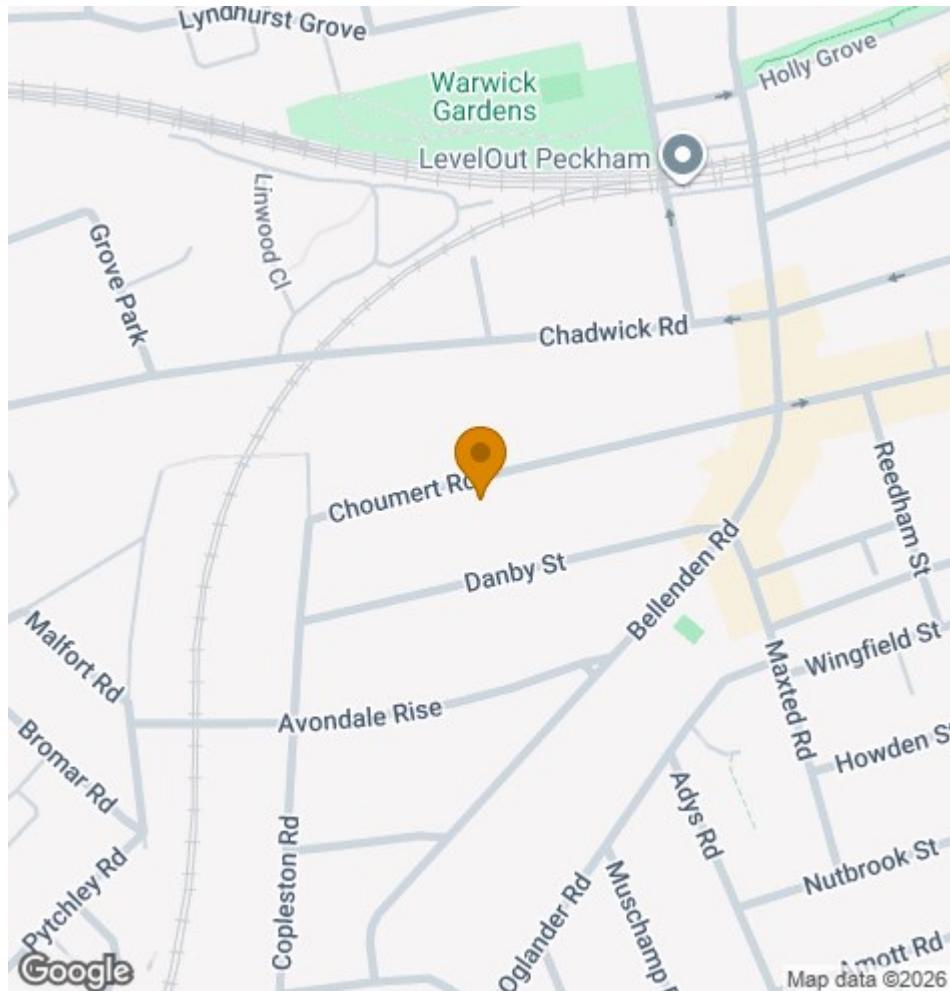
TOTAL APPROX. FLOOR AREA

Approximate Internal Area :- 141.21 sq m / 1520 sq ft
Measurements for guidance only / not to scale

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66	79	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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