



## Denman Road, SE15

£750,000

This generously sized 1072 Sq/Ft Victorian conversion spans two floors and comes with the added bonus of a coveted share of the freehold and a private southwest-facing garden.

Ideally located for accessing Bellenden Road, with its independent boutiques and cafés. Camberwell is just a short distance away, offering a range of culinary delights and artistic venues. With Peckham Rye Station (Zone 2) nearby, transport links to central London and beyond are easily accessible. Additionally, the area is blessed with green spaces, including Peckham Rye Park and Common.

### Features

- Split Level Period Conversion
- Over 1000 Sq/Ft
- Three Double Bedrooms
- South West Facing Garden
- Share Of Freehold
- Desirable Location



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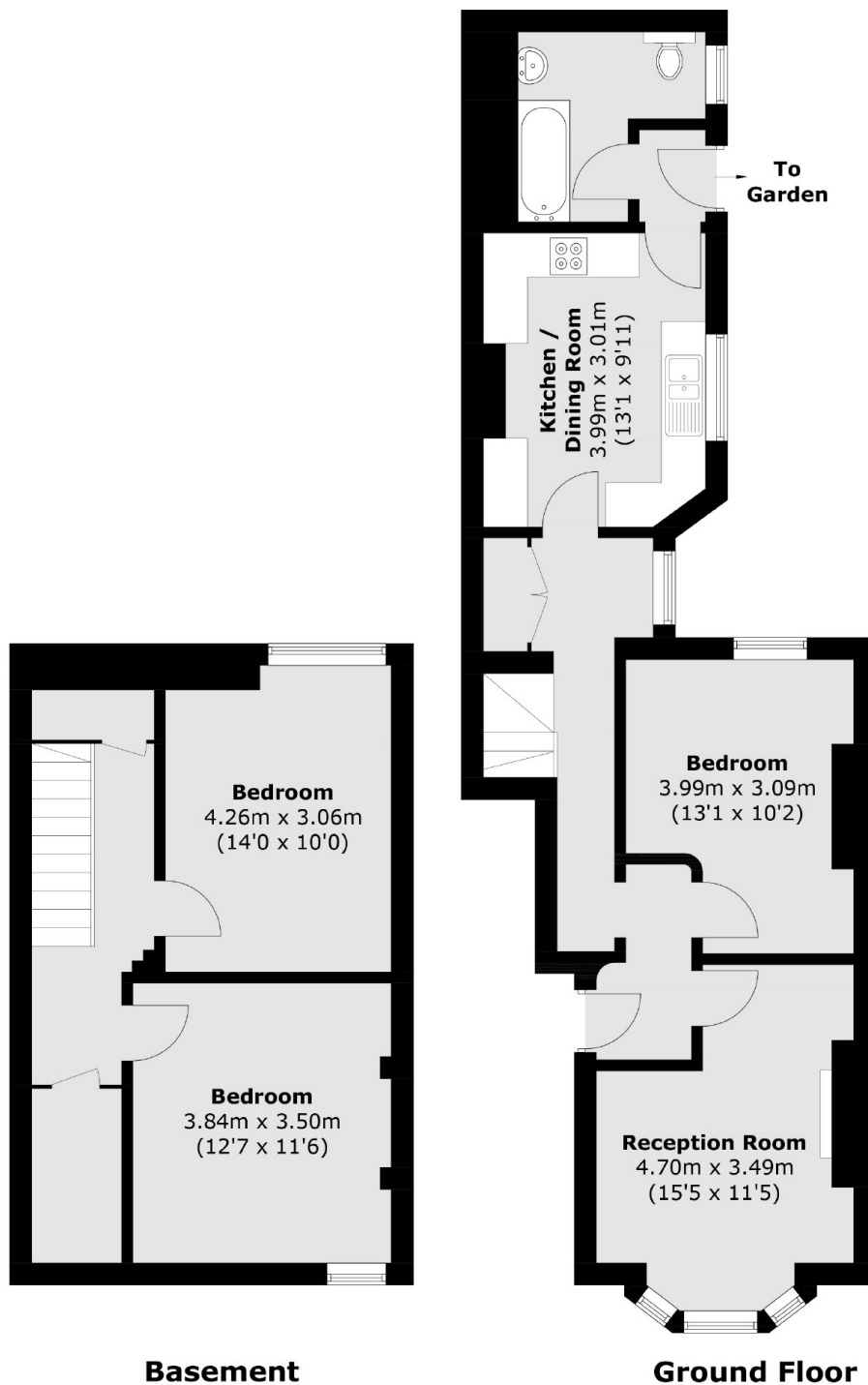
As you step inside, a welcoming entrance hall leads to a spacious front reception, where original period features, like the stripped floorboards, charming fireplace, and large bay window with wooden shutters, create a warm and inviting atmosphere. A flexible room, currently used as an office, could easily be transformed into a third bedroom or additional reception space, depending on your needs. The well-sized eat-in kitchen offers plenty of storage and counter space, with direct access to a large south west facing garden, which is one of the highlights of the property, offering a rare combination of patio, lawn, and decking areas, perfect for enjoying the sunshine or entertaining guests. The ground floor also features a stylish, well-equipped bathroom.

The lower ground floor includes two large double bedrooms, both with ample storage cupboard space. The master bedroom is particularly special, with French doors leading straight out to the garden, creating an effortless indoor-outdoor flow.





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London, SE15



**Basement**

**Ground Floor**

Total area (approx.): 96.1 sq. m (1,034.4 sq. ft)  
(Including Basement)

**Dexters**

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2 Barry Parade  
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London  
Sales  
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