



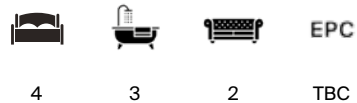
MUSCHAMP ROAD

Peckham Rye, SE15



A WONDERFULLY BRIGHT AND MODERN FAMILY HOME

This elegant semi-detached house has been thoughtfully renovated throughout and comprises over 2,000 sq ft of well-designed accommodation.



Local Authority: Southwark Council

Council Tax band: D

Tenure: Freehold

Guide Price: £1,750,000







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Inside, the entrance hallway leads to the spacious dual reception area with high ceilings, oak wood flooring and beautiful cornicing. To the rear, the stunning kitchen extension has skylights lined with light oak beams and paneling, ample storage and a useful corner pantry.

Indoor and outdoor living blend seamlessly through the folding glass doors into the landscaped garden. Thoughtfully designed to be low maintenance and vibrant all year round, the garden features various greenery tended to by an irrigation system, a terrace, pond and a climbing platform.

A separate WC and cellar access with further storage space complete the ground floor. Upstairs on the first floor, a shower room doubles as a convenient utility room and services the first bedroom. Also on this floor is the principal suite, benefitting from a walk-in wardrobe space and lovely en suite with a standalone bathtub and walk in shower.

Two further bedrooms, one with eaves storage, are serviced by a family bathroom on the second floor.



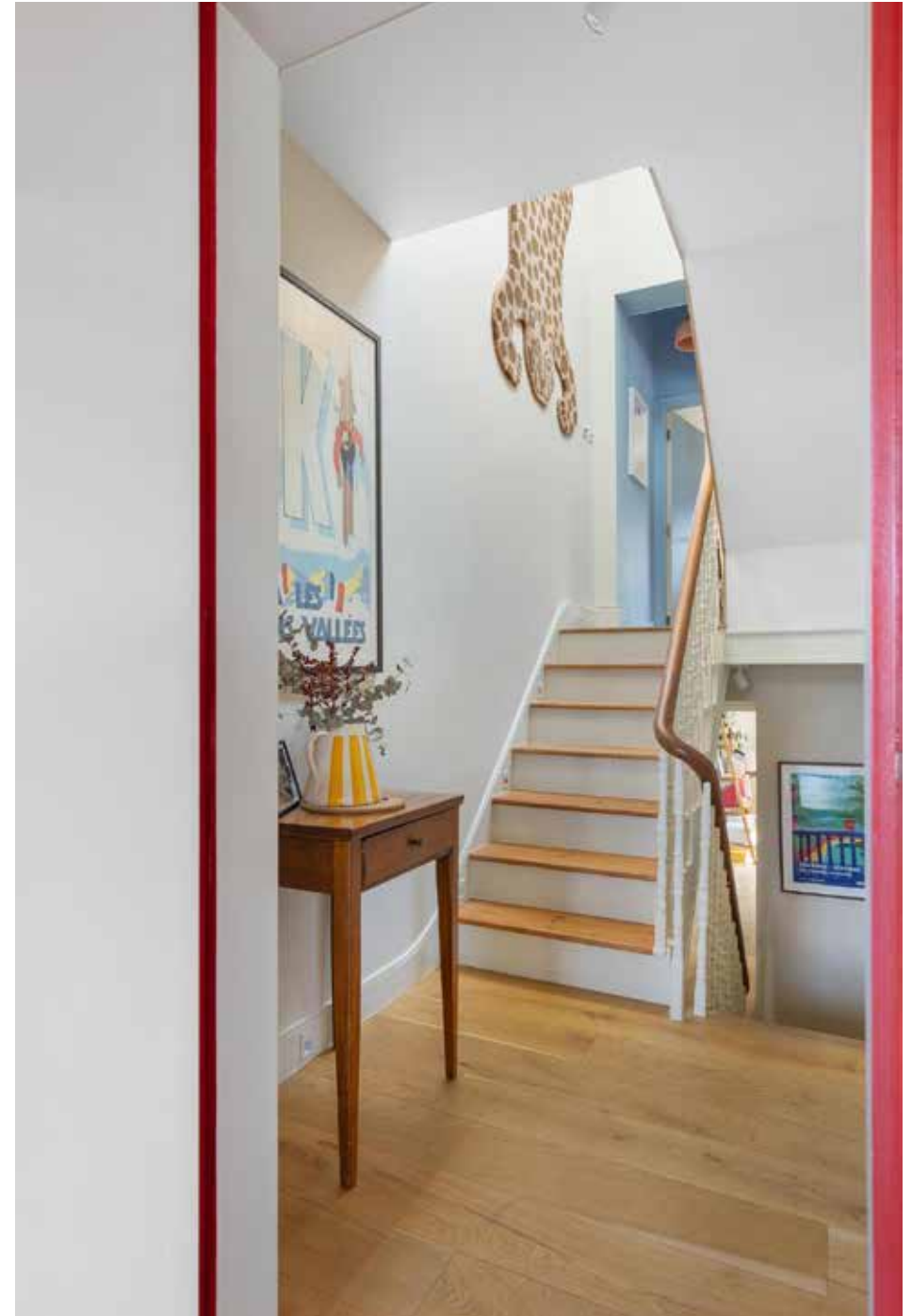




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The property is ideally situated for the shops, amenities and transport links of both Peckham and East Dulwich. The ever popular Lordship Lane is just moments away with its range of quality boutiques, bars and independent restaurants. The open spaces and facilities of Goose Green and Peckham Rye Park are also nearby.

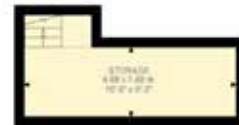
Local schools are excellent: The Belham Primary School, St John's and St Clement's Primary School and the Charter School East Dulwich are close by, as are some world renowned independent schools including James Allen's Girls' School and Alleyn's School. Local transport links are easily found: East Dulwich station (0.4 miles) and Peckham Rye Station (0.6 miles) provide trains to London Bridge, London Blackfriars, London Victoria and St Pancras International. There are a variety of buses to Central and West London, Clapham and Brixton available from Grove Vale and Lordship Lane. All distances are approximate.







Ground Floor
820 ft²



Basement
96 ft²



Approximate Gross Internal Area = 190.74 sq m / 2053 sq ft (Excluding Eaves Storage)
 Eaves Storage = 4.49 sq m / 48 sq ft
 Inclusive Total Area = 195.23 sq m / 2101 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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