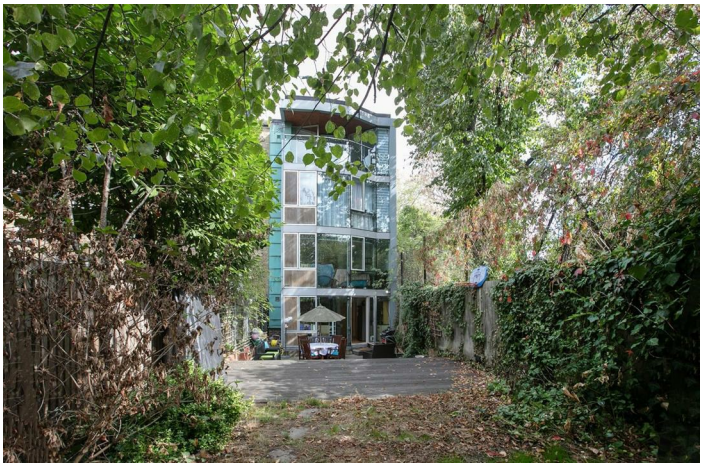
Wooster & Stock

TRAFALGAR AVENUE, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,250,000 - £1,350,000







SPEC

Bedrooms : 5
Receptions : 2
Bathrooms : 3

FEATURES

Bordering Burgess Park
Leafy Views Throughout
Generous Rear Garden
Top Floor Terrace
Off Street Parking
Freehold













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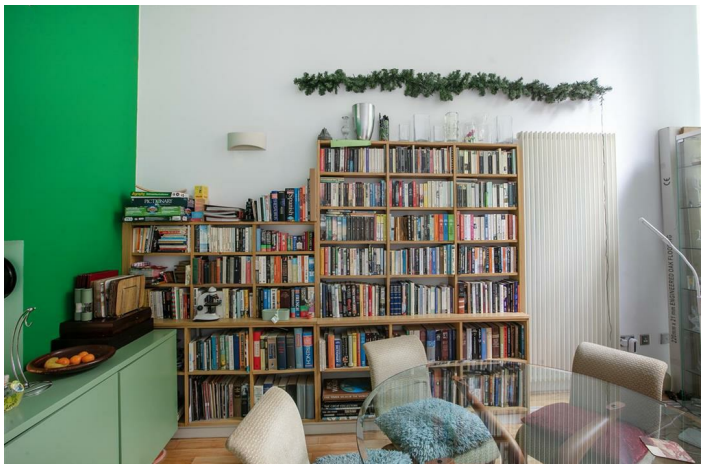



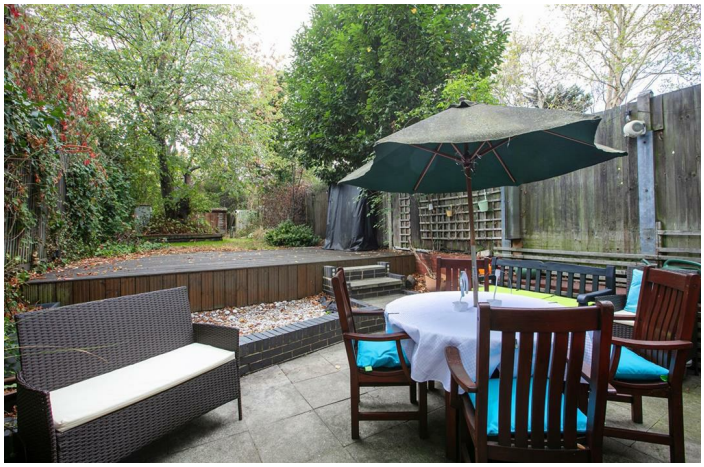











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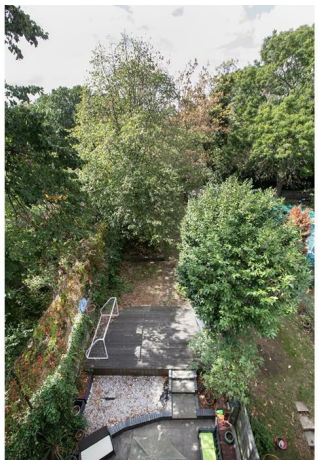

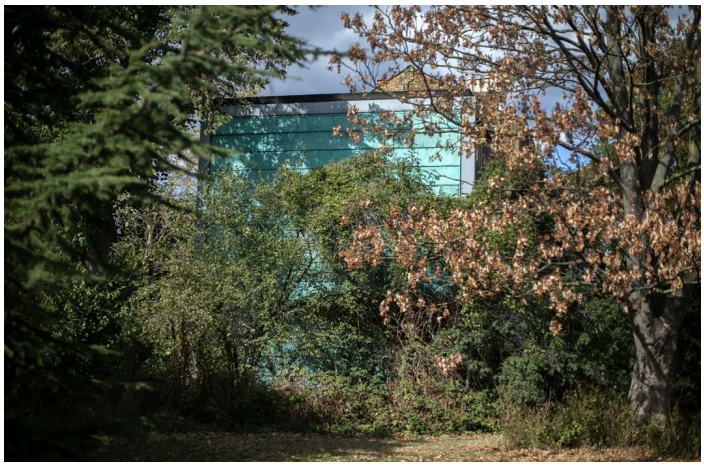

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FREEHOLD

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Contemporary Five Bedroom Parkside Home with Terrace, OSP and Generous Garden.

This architectural beauty was designed with cutting edge principles in mind - indeed its structure was used as a template for the nearby Peckham Library development. Enjoying a wall of copper and beautifully crafted steel and glass, the property stands tall and enjoys an end of terrace position bordering bountiful Burgess Park. The accommodation sprawls over four floors and includes impressive 4m high ceiling heights, a lofty mezzanine floor and some fantastic leafy views through floor-to-ceiling windows. The upper floors feel like an idyllic tree-house! The property comprises a large kitchen, dining room, reception, five double bedrooms (one ensuite), shower room and bathroom. A super generous and leafy rear garden offers two patios and abundant mature greenery. This is a very central location which makes it really easy to travel anywhere in London. You're within easy reach of Camberwell. Old Kent Road, Bellenden Village and the bustling Borough Market. The much-loved Burgess Park is seconds away and benefits from wide open green spaces, tennis courts and even a BMX facility! You're also within easy reach of the city and Elephant & Castle and can even walk to central London in less than an hour! Just a little further up Trafalgar Avenue is the Community Glengall Wharf green space, which is both peaceful and very beautiful, offering a variety of activities or just a lovely place to sit and read.

The striking exterior sits back from the road behind a tall mature plane tree. A generous front garden supplies an off-street parking bay and space for bins. The entrance hall boasts four metre-high ceilings and a huge window over the contemporary door. There's a handy guest wc dead ahead and plenty of space for coats, shoes and brollies. These impressive ceilings continue to your elegant dining room which has a split rear view to both the kitchen and the upper mezzanine. Front aspect floor-to-ceiling windows afford a flood of light throughout the whole floor. The kitchen benefits from cabinet and counter space on three sides and includes a breakfast bar, six ring gas range, walk-in pantry and airing cupboard. The rear patio leads off from here to supply al-fresco dining. A further raised decked patio precedes the lawn which enjoys a dappled canopy of tall mature plane trees.

Back inside head upward to the mezzanine level to find a bright living space with full-width garden views and an eagle-eyed vantage point over the dining area. Two fantastic double bedrooms each also stretch to the full width of the property on the first floor. Both are bright and have leafy views. The rear room further benefits from an adjoining ensuite. Upward once more to the top floor you find a bright, airy landing with two large skylights. Another full-width double bedroom leads onto that fantastic terrace from whence you can enjoy expansive tree-top leafiness. Bedrooms four and five each front the property with yet more abundant leafiness through floor-to-ceiling windows. A neat fully tiled shower room completes this level.

Location, location - so central that on a fine day it's an easy walk to the Tate Modern, and the food havens of Bermondsey Street. The City is a 15 minute bus ride away on any number of buses whizzing here, there and everywhere. You can be at Elephant and Castle tube (Zone 1) in a matter of minutes for both the Northern and Bakerloo Lines plus proposals for the Bakerloo line extension include a potential new station on Old Kent Road nearby. There's plenty of residential parking to be had right outside the house if you're a motorist. Take an afternoon stroll around the lake in Burgess Park, followed by tea in the café. You can even fish! The street forms part of an area rich in local history, with the Grade II-listed Lord Nelson pub and several listed early-Victorian terraces nearby. You're literally on the border of Bermondsey, Camberwell and Peckham (voted the coolest place to live in London) with easy access to the West End.

Tenure: Freehold

Council Tax Band: E

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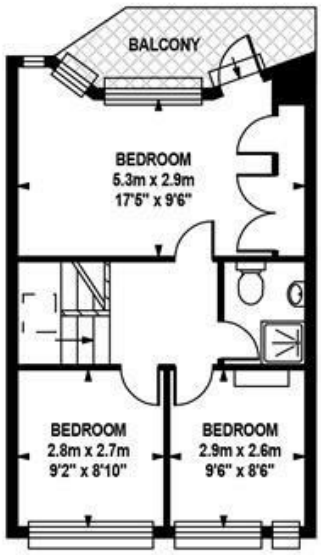
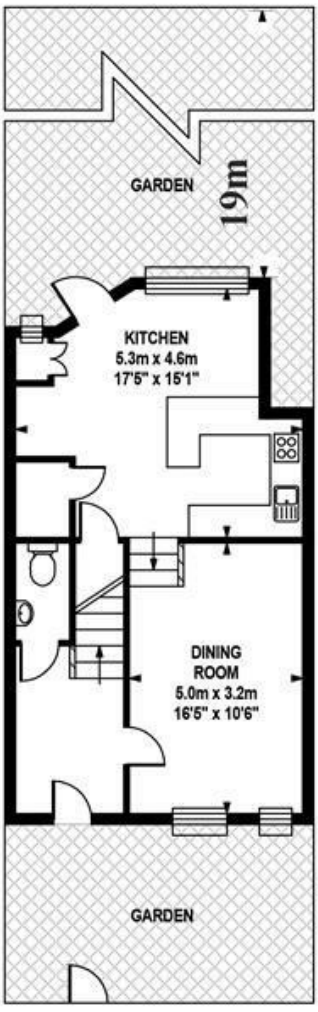


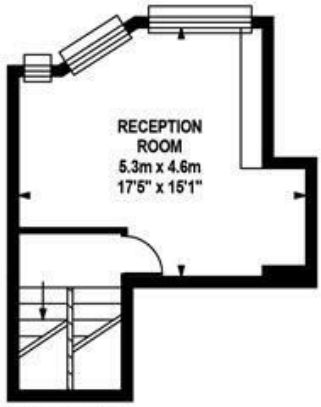
SECOND FLOOR

Approximate Internal Area :-
42.64 sq m / 459 sq ft



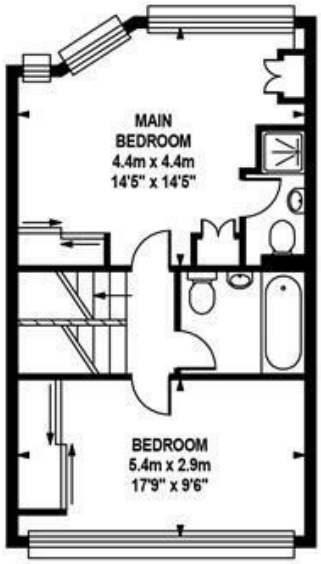
GROUND FLOOR

Approximate Internal Area :-
48.12 sq m / 518 sq ft



MEZZANINE

Approximate Internal Area :-
24.90 sq m / 268 sq ft



FIRST FLOOR

Approximate Internal Area :-
48.49 sq m / 522 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 164.15 sq m / 1767 sq ft
Measurements for guidance only / not to scale

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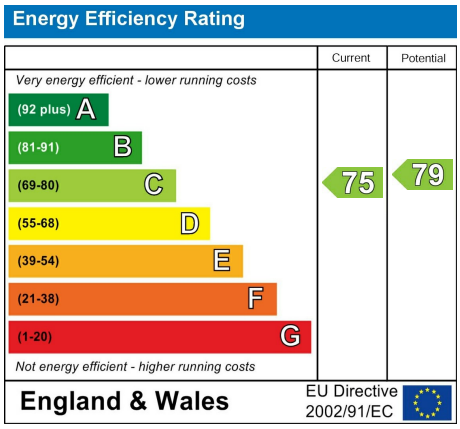
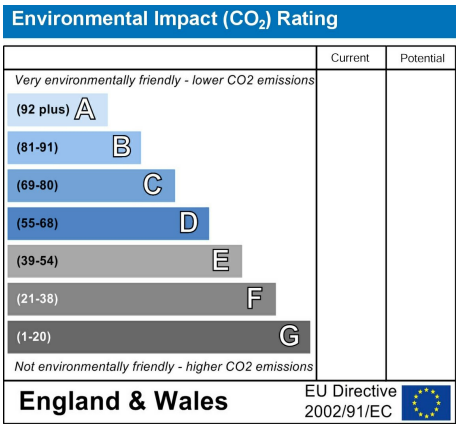
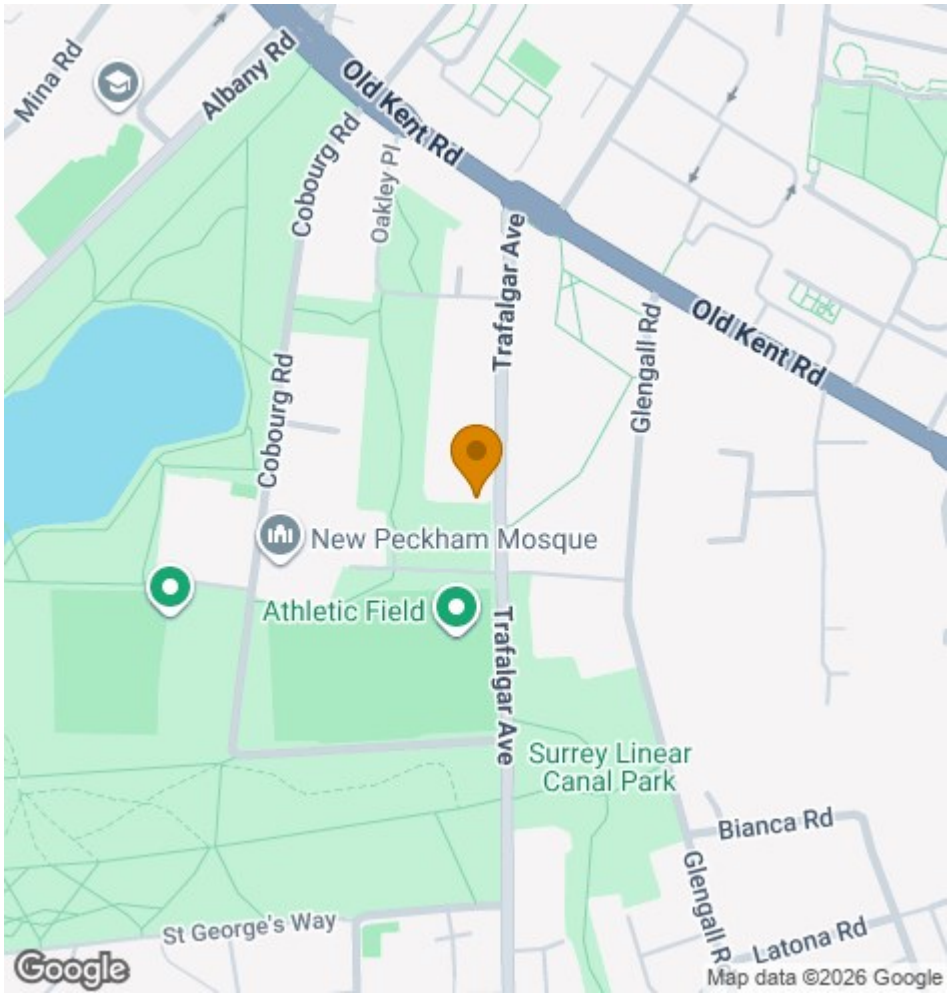




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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