

TALFOURD ROAD, PECKHAM, SE15  
LEASEHOLD  
GUIDE PRICE £550,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Lease Length: 105 years remaining

Service Charge: n/a

Ground Rent: £250 per annum

## FEATURES

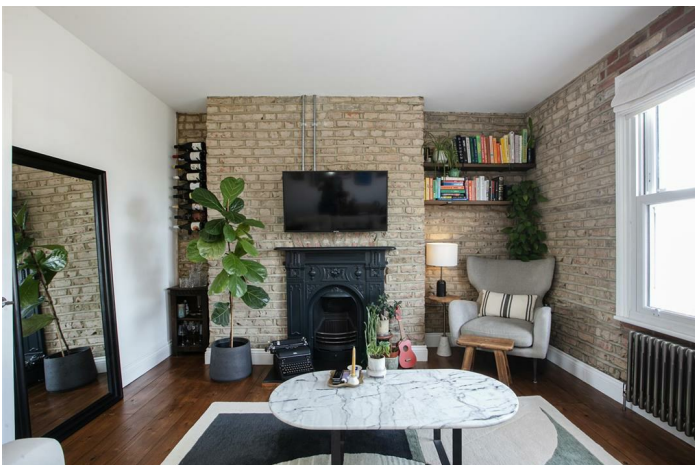
Split-Level

Lofty Bright Appointment

Crisp Stylish Finish

Supremely Convenient Location

Leasehold



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GUIDE PRICE £550,000 - £600,000

Newly Refurbished Split Level Two Bedder With Dishy Finish - CHAIN FREE

You're going to love this super two bedroom conversion! It sprawls generously over the top two floors of a handsome and well placed period building within easy reach of Bellenden Village, Peckham Rye Station and the numerous delights of Camberwell. The accommodation is beautifully presented and comprises two light and airy bedrooms, a large reception, decent sized, contemporary kitchen, shower room and fancy bathroom. Talfourd Road enjoys a friendly atmosphere with summer street parties and even a monthly street closure for children's play. Sitting within a pleasurable 10-minute ramble of bountiful Bellenden Village, it offers easy access to a seemingly endless list of bars, shops and pubs. Camberwell and its ever-growing list of social attractions is easily reached on foot too. 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 plenty more besides.

A shared front garden and communal hallways lead you to the flat's first floor entrance. Head up to your second floor landing where you find some lovely varnished timber floors and crisp white walls - a theme in abundance throughout. Your huge reception fronts the street and enjoys high ceilings and some lovely raw metal school house radiators. A decorative feature fireplace will woo you further and there's lovely exposed brickwork - very New York loft! It's a peaceful and bright spot for relaxation.

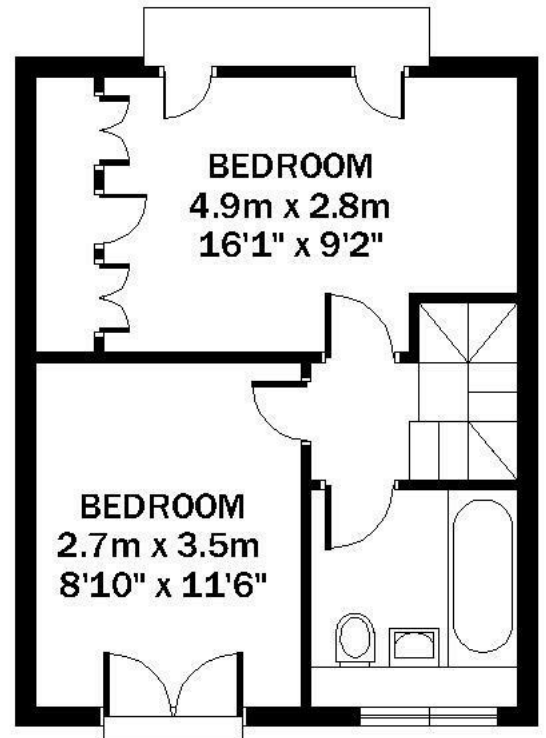
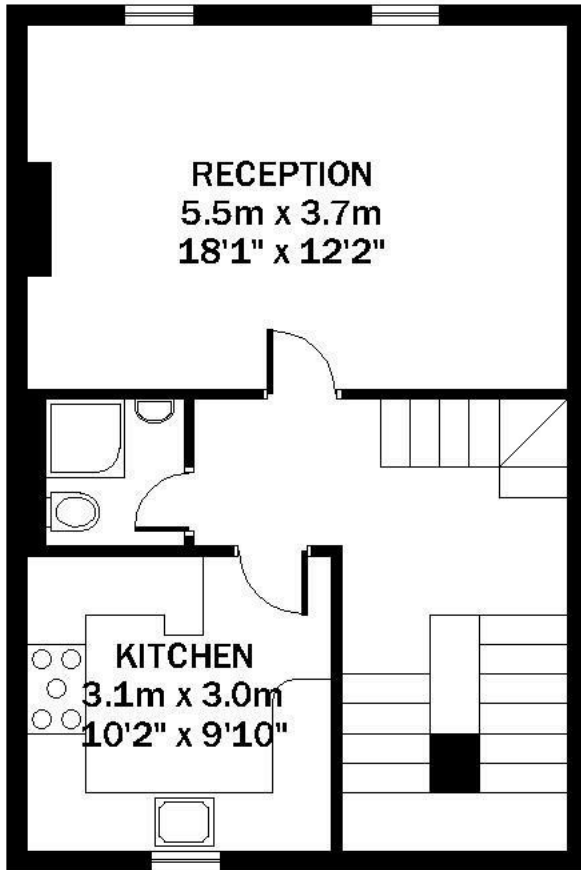
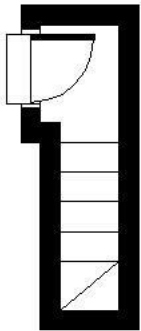
The kitchen boasts granite counters atop sleek contemporary cabinets. There's plentiful storage and a five ring gas hob and oven, wine cooler and one and a half stainless steel sink and drainer. The integrated appliances include fridge/freezer, dishwasher and washing machine. A neat shower room completes this floor. Head upward past more lovely exposed brickwork to find a front-facing bedroom with more stripped timber floors and a wall of fitted storage. Currently arranged as a study (with handy day bed for guests), the space has two large Velux windows which keep things bright and airy. There's additional low-level loft storage for the Christmas tree and unboxed exercise equipment. The master bedroom faces rear through a lovely Juliette Balcony with glass screen. It's a wonderful eagle-eyed tree top view that stretches far and wide - indeed the current owners refer to it as their very own private tree-house.

For coffee, croissants, books, antiques, flowers and dry-cleaning services, go no further than Bellenden Village (a 10-minute walk). We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The much loved Toad bakery is even closer. 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: Leasehold

Lease Length: 105 years

Council Tax Band: C



**FIRST FLOOR**

Approximate internal area :  
1.94sqm / 20.88sqft

**SECOND FLOOR**

Approximate internal area :  
46.20sqm / 497.29sqft


**THIRD FLOOR**

Approximate internal area :  
31.36sqm / 337.55sqft

**TOTAL APPROX FLOOR AREA**

Approximate internal area : 79.5sqm / 855.73sqft  
Measurements for guidance only / Not to scale

TALFOURD ROAD SE15  
LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	77
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.

