Wooster & Stock

MUSCHAMP ROAD, PECKHAM, SE15

LEASEHOLD

GUIDE PRICE £650,000 - £700,000







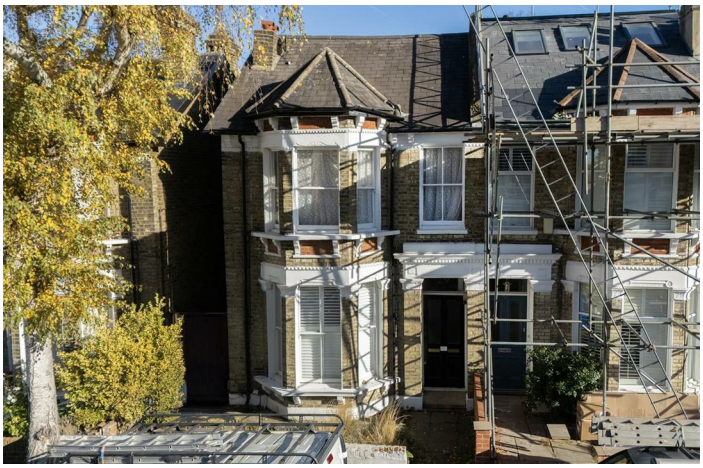
SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 2

Lease Length: to be extended to 178 years
Service Charge: £790 per annum
Ground Rent: £10 per annum

FEATURES

Private Garden
Split-Level
Original Features
Close to all Amenities
Side Access
Leasehold













MUSCHAMP ROAD SE15
LEASEHOLD

















MUSCHAMP ROAD SE15

LEASEHOLD





MUSCHAMP ROAD SE15
LEASEHOLD

GUIDE PRICE £650,000 - £700,000

Fantastic Split-Level Two Bed Period Garden Flat - CHAIN FREE.

This excellently located two-bedroom conversion ticks all the boxes for modern London living - and is available chain free. Set across the ground and first floors of a handsome semi-detached period building - with just one other flat and handy side access from the street - the property enjoys a smartly decorated interior and a mature private rear garden stretching over 70 feet. The accommodation comprises a bright, well-appointed reception, separate kitchen with an adjoining utility/conservatory space, two double bedrooms split across the two levels, a modern bathroom, and an additional downstairs WC. The location is unrivalled for both lifestyle and connectivity, placing you right on the border of Peckham Rye and East Dulwich, with Peckham Rye, East Dulwich, and Denmark Hill stations all within an easy walk.

A shared hall leads inward to your ground-floor entrance. To the front, the reception room is neutrally decorated and flooded with light through a pretty bay window dressed with louvered blinds, complemented by a dainty feature fireplace, original cornicing and ceiling rose. Further along the hall, the kitchen pairs solid oak worktops with contemporary cabinetry, leading through to a bright adjoining utility/conservatory area. With space for a washing machine and freezer - and doubling neatly as a bar or serving area when hosting - it opens directly onto the private garden. Backing onto neighbouring gardens, it features a healthy lawn, established borders, a fruit-bearing fig tree, a bay tree, a storage shed, and a paved rear terrace that acts as a real suntrap - ideal for summer evenings.

Back inside, past generous under-stairs storage, you'll find a handy downstairs WC alongside the first of the two bedrooms. Looking out over the garden through another gorgeous bay window, it is currently arranged as a spacious home office and easily accommodates both a desk setup and a daybed or double bed. Heading upstairs, the first-floor landing leads to a second rear-facing double bedroom with peaceful garden views, served by a modern white bathroom suite.

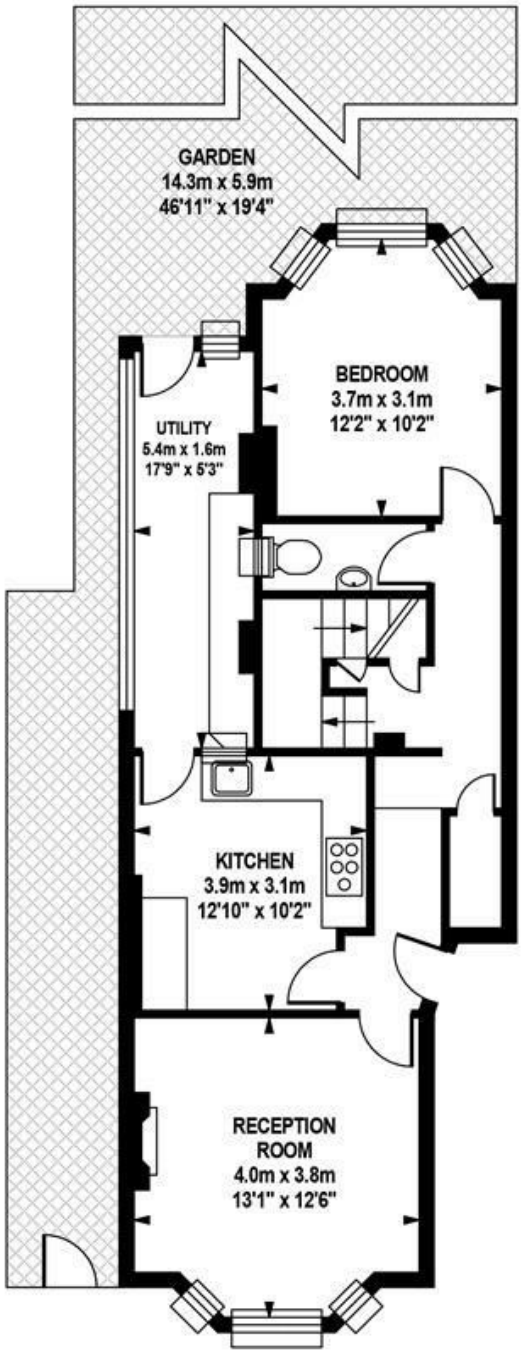
You have a brilliant garden of your own, yet Peckham Rye Park, Goose Green, and Dulwich Park are all close by for weekend runs and strolls. You are spoilt for choice on food and drink, with the independent cafés, bars, and restaurants of the Bellenden Road Conservation Area—alongside great local pubs such as The Victoria Inn, The Gowlett, and The Montpelier—practically on your doorstep. A short stroll takes you into East Dulwich for Lordship Lane's boutiques, the Picturehouse cinema, and North Cross Road's buzzing Saturday market. Commuting is effortless, with Peckham Rye (Zone 2) around a 5–10 minute walk and East Dulwich and Denmark Hill both close by for fast links to London Bridge, Victoria, Blackfriars, and the Windrush Line (reaching Canary Wharf via Canada Water in 14 minutes), alongside frequent buses along Peckham Road. For those thinking ahead, the property is also moments from well-regarded local primary schools, including The Belham and St John's & St Clement's.

Tenure: Leasehold

Lease Length: to be extended to 178 years

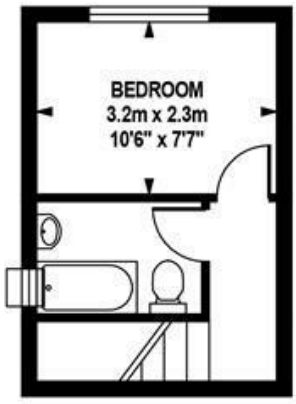
Council Tax Band: C

MUSCHAMP ROAD SE15
LEASEHOLD



GROUND FLOOR

Approximate Internal Area :-
60.48 sq m / 651 sq ft



FIRST FLOOR

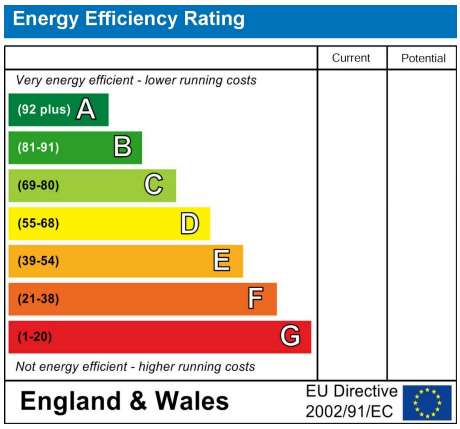
Approximate Internal Area :-
15.33 sq m / 165 sq ft

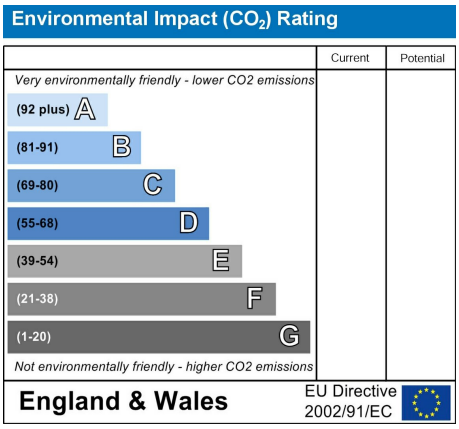
TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 75.81 sq m / 816 sq ft
Measurements for guidance only / not to scale

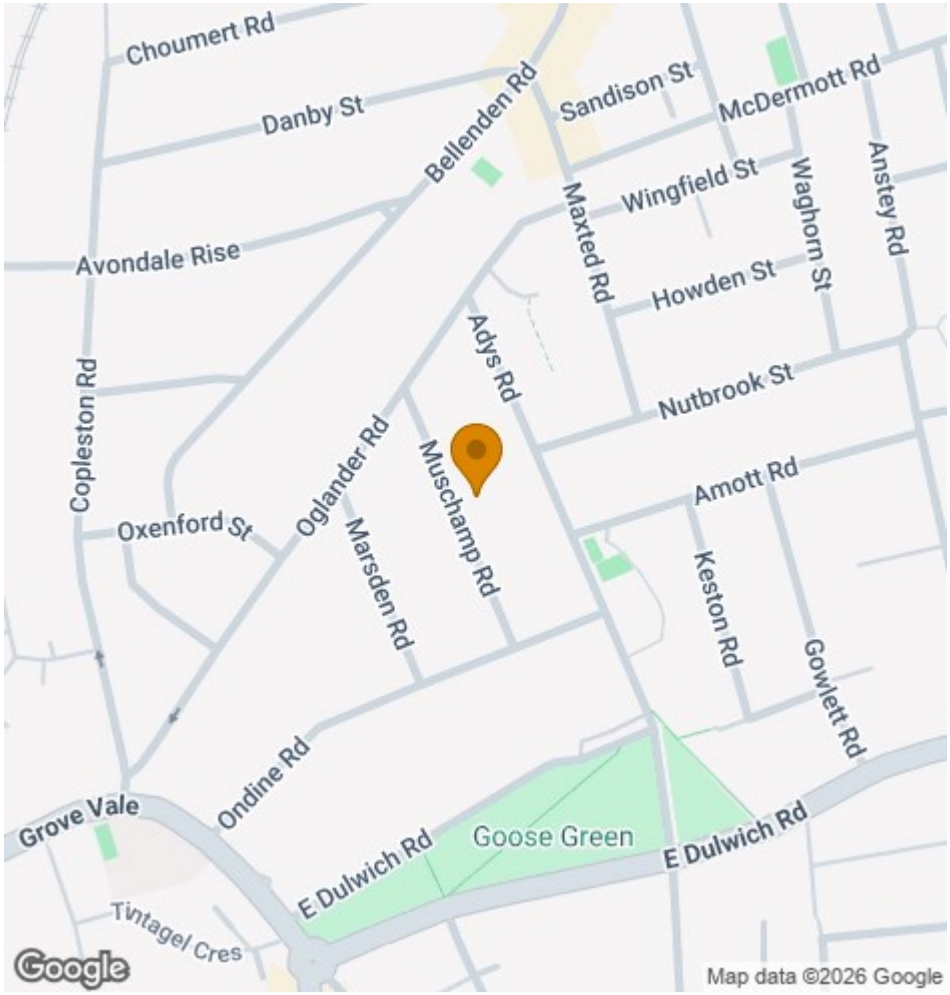
MUSCHAMP ROAD SE15

LEASEHOLD





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.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk