



Peabody Cottages, SE24 | £785,000

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# In General

- Chain Free
- Well presented throughout
- Bright reception room
- Modern style kitchen/dining room
- Two double bedrooms
- Bathroom & separate wc
- Cul-de-sac position
- Solar panels on roof
- South-West facing garden
- Proximity to Rosendale School

# In Detail

A modern build on a private estate, what this property lacks in character it more than makes up for in lightness, spaciousness and energy efficiency felt as soon as you step inside.

The property is offered with high-spec insulation, heating and uv-tinted windows, and the house is situated at the end of a cul-de-sac therefore set in a quiet location. The spacious accommodation comprises entrance hall with deep storage cupboard and a wc. The kitchen/dining area has a modern range of wall & base units, Bosch integrated appliances and ample space to dine. The reception room is to the rear of the property with full height windows and glazed door to the private garden.

The principal bedroom is situated to the rear of the first floor overlooking the garden, and has a deep wardrobe/storage cupboard, the second double overlooks the front, there is a stylish bathroom suite. There is a large walk-in wardrobe space between the bathroom and master bedroom, and further benefits from a boarded loft with integrated hatch ladder. The rear garden has a paved area directly outside the property then mainly laid to astro turf (installed by Easigrass) with a mature Ceanothus bush, climbing Jasmine & Japanese Acer. The property has a large secure external bike/garden storage, and there are parking bays for use with a residents permit.

Peabody Cottages is a popular location, there are a variety of 'every day' shopping amenities on Rosendale Road. Herne Hill centre offers a popular selection of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its lido & cafe.

EPC: C | Council Tax Band: D




# Floorplan

## Peabody Cottages, SE24

Total 84.4 sq. m / 908.3 sq. ft

First Floor = 40.5 sq. m / 435.7 sq. ft

Ground Floor = 43.9 sq. m / 472.6 sq. ft

 = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		77	77
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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