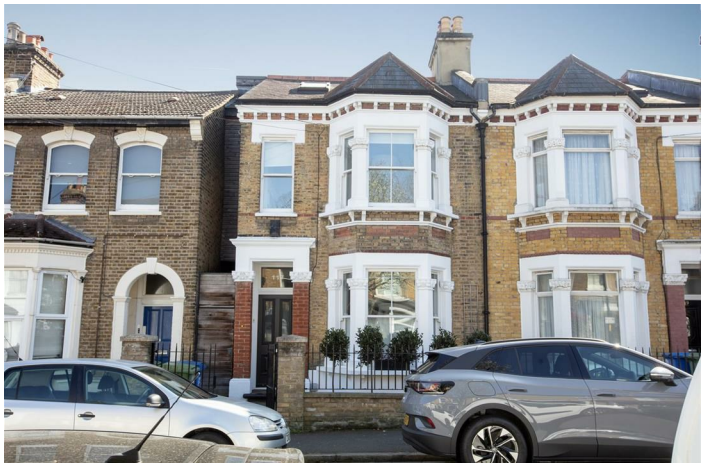
Wooster & Stock

CHOUMERT ROAD, PECKHAM, SE15

FREEHOLD

£1,695,000

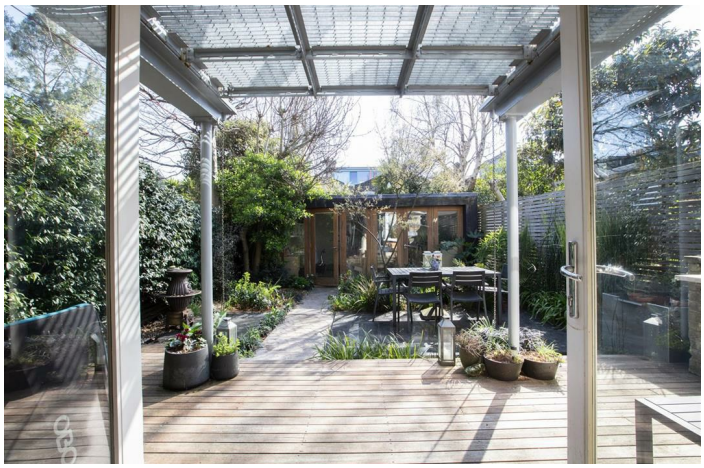


SPEC

Bedrooms : 5
Receptions : 2
Bathrooms : 2

FEATURES

Architecturally Designed
Fantastic Garden Studio
Five Double Bedrooms
Two Terraces
Freehold



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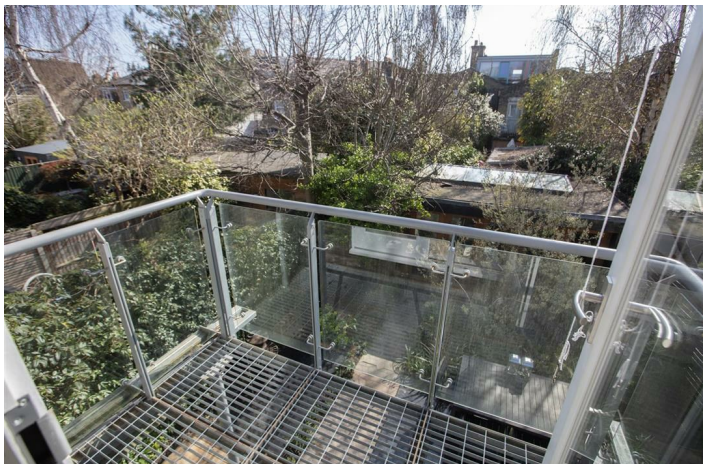

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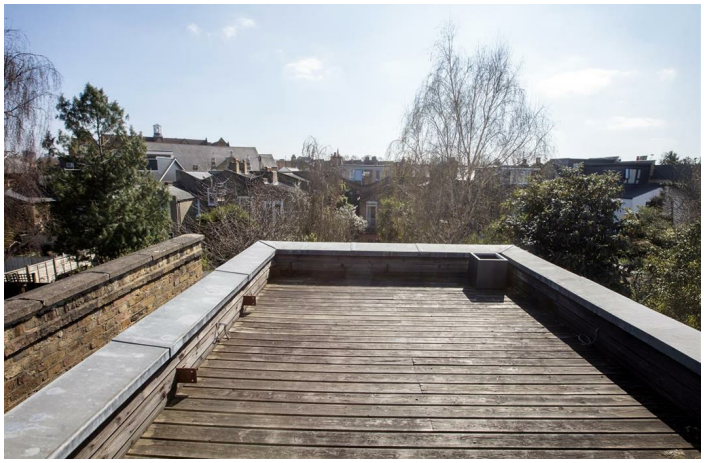

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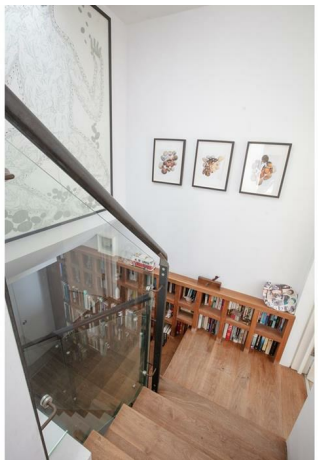

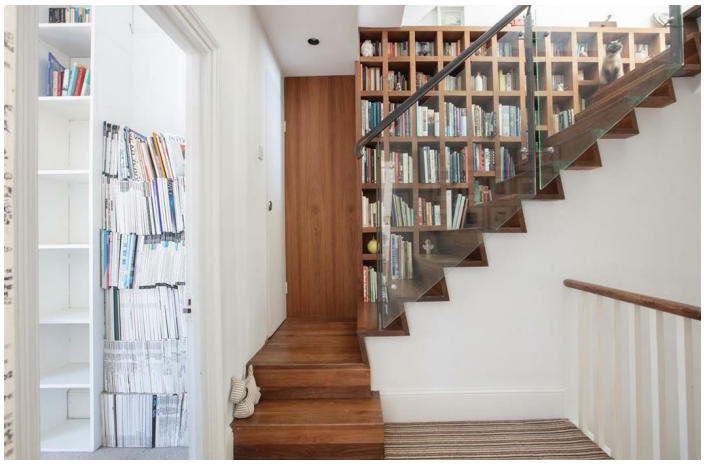

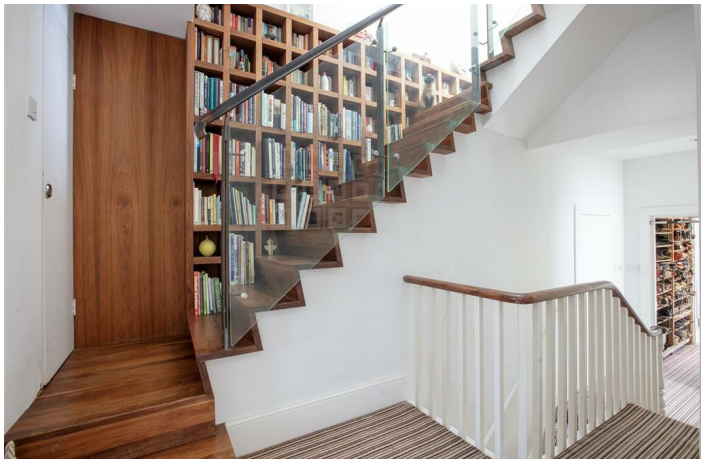

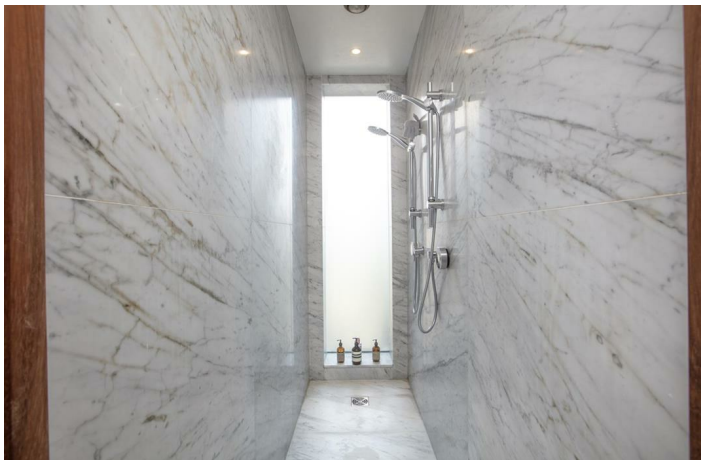

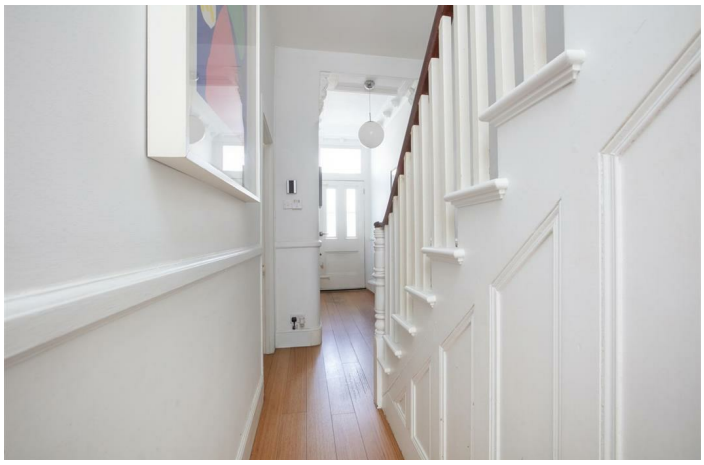

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FREEHOLD

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Huge Victorian Five bedder With South-Facing Garden and Studio - CHAIN FREE.

This architecturally augmented five bedroom beauty boasts a healthy list of attractions! Spread generously over three abundant floors, the property supplies a really clever layout, two separate terraces, a super south-facing rear garden, sizeable studio with study and workshop. The accommodation comprises a huge double reception, fantastic kitchen/diner with adjoining utility/wc, five fab bedrooms (one ensuite), family bathroom and a wonderful wet room with additional laundry. There's plenty of fitted storage throughout and a nice sprinkling of period charm. Choumert Road forms part of a magical collection of period streets within the Bellenden Village conservation area. From here you can sample the dishy delights of Bellenden Road in seconds. Rye Lane is a short 5 minute stroll and you can be at Peckham Rye Station in moments for swift, frequent services to central London and beyond.

The exterior is handsome and well maintained, inviting you inward through a well presented front garden. The hall leads initially through either of two doors to a huge double reception. This is a perfectly versatile space being separated centrally by hinged double doors. The front section enjoys a wide bay window and the rear has tonnes of low level storage. Further double doors open from here to your insatiably bright and airy kitchen/diner which stretches to the full width of the property. A confident run of skylights ensure abundant light throughout the space. There's plenty of storage to be had, including some lovely glass units with sliding doors. Adjoining this is a handy utility room with wc. The garden beckons through double glass doors from the kitchen to enjoy a wonderful array of greenery. The garden studio promises endless uses - workshop, yoga, guest storage, teenage hideaway!

The first floor landing is particularly impressive in size. It leads to a large front-facing bedroom which enjoys a pleasant streetscape. A deep recessed storage space has been tucked next to this. Bedroom two comes next with fitted storage and rear views. There's a family bathroom further along the landing next to a long wet-room style shower which further benefits from a laundry section. Completing this floor is another large double bedroom with access to a sunny terrace. Heading upward to the second floor you find bedroom four - another large double with fitted storage. This room has access to a large flat roof terrace. Upward again you find a tiptop master bedroom with abundant storage, adjoining en suite, eave storage and a wonderful Juliette balcony.

This leafy, mature and community driven neighbourhood is bursting with creativity. Peckham Rye is less than a 5 minute walk for swift and frequent services to London Bridge, Victoria, Shoreditch High Street and Blackfriars. Denmark Hill is also easily reached on foot or train. There's a whole variety of buses run into town along Peckham Road and Rye Lane just five minutes away. Shops, restaurants and green spaces in East Dulwich, Camberwell and Peckham are all nearby, also within walking distance is the excellent and very popular Nursery and Pre-Prep, The Villa and the Belham Primary School. Local bars include The Victoria Inn, The Hermit’s Cave, The Camberwell Arms and Michelin-starred Kerfield Arms. Even closer is the much loved Montpelier - it's a cracking spot to meet all your new neighbours. Levan and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi - all are just around the corner or a 2 minute walk down the road. This area is spoilt for green spaces such as the 120 acre Peckham Rye Common is a short walk or jog away, while Warwick Gardens and Goose Green are also within easy reach.

This property experienced subsidence in 2022, attributed to root-induced clay shrinkage affecting the front bay. All necessary repairs were completed by an insurance-approved contractor, including crack repairs and redecoration, and a Certificate of Structural Adequacy was issued in June 2024. Vegetation management works were also carried out in line with arboricultural advice. Full documentation is available on request. Prospective purchasers are advised to carry out their own due diligence.

Tenure: Freehold

Council Tax Band: E

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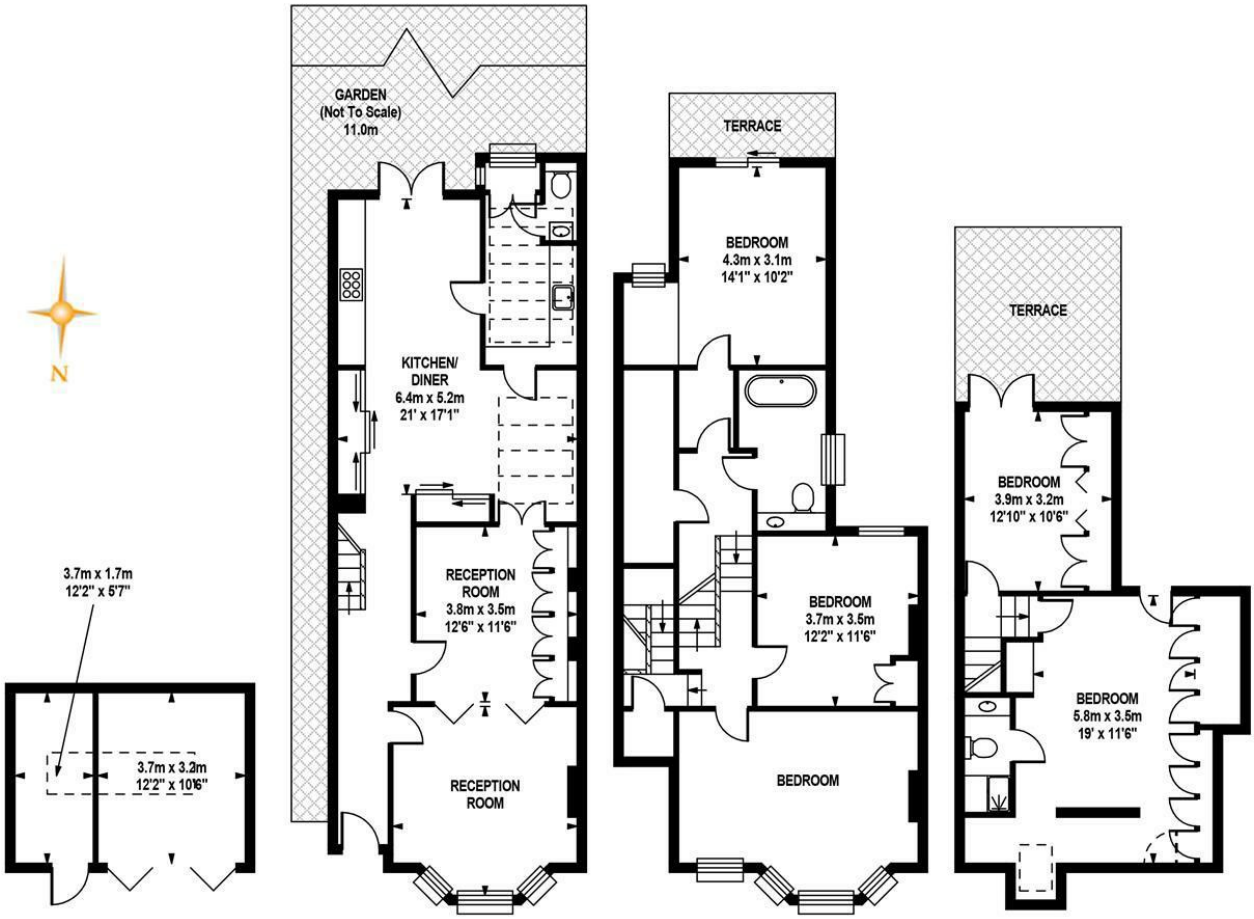

GARDEN STUDIO
Approximate Internal Area :-
18.50 sq m / 199 sq ft

GROUND FLOOR
Approximate Internal Area :-
77.47 sq m / 834 sq ft

FIRST FLOOR
Approximate Internal Area :-
76.45 sq m / 823 sq ft

SECOND FLOOR
Approximate Internal Area :-
46.52 sq m / 501 sq ft

TOTAL APPROX.FLOOR AREA
Approximate Internal Area :- 218.94 sq m / 2357 sq ft
Measurements for guidance only / not to scale

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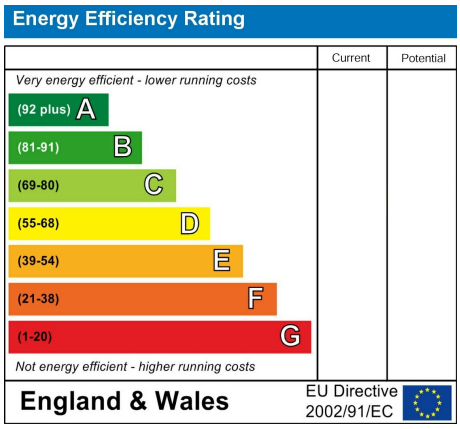
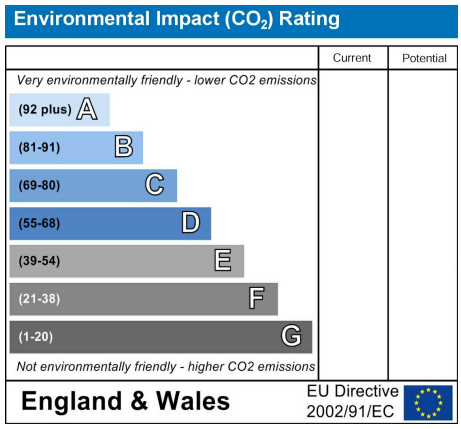
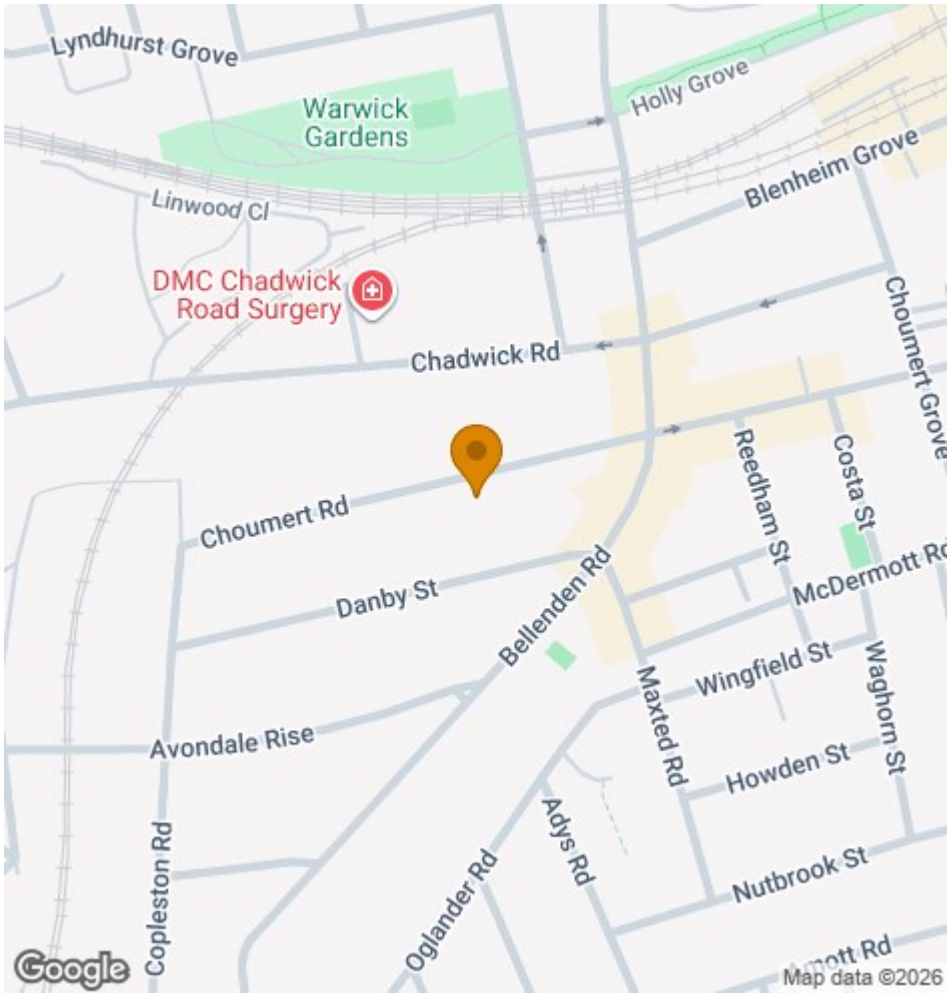




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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