

BLENHEIM GROVE, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,175,000 TO £1,250,000



## SPEC

Bedrooms : 3  
Receptions : 2  
Bathrooms : 1

## FEATURES

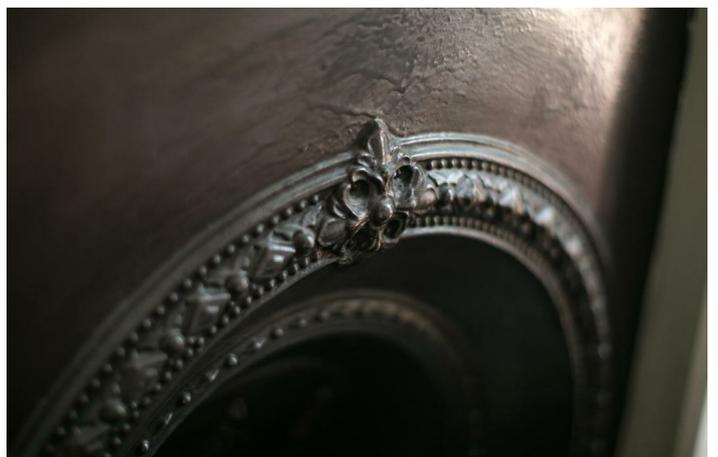
Stunning Rear Garden  
Sleek Contemporary Kitchen  
Slick Styling Throughout  
Convenient Yet Mature Location  
Freehold



BLenheim GROVE SE15  
FREEHOLD



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**BLenheim GROVE SE15**  
FREEHOLD



GUIDE PRICE £1,200,000 to £1,250,000.

Charming Three Bed Victorian Terrace on One of Peckham's Prettiest Streets - CHAIN FREE.

Set within the lovely Holly Grove conservation area is this charming early Victorian terraced house. Inside you'll find a charming architect-designed interior comprising of a front-facing reception room, extended and contemporary kitchen/diner, three bedrooms, bathroom and handy ground floor wc. A most special rear garden of approx. 32ft supplies a peaceful sunny spot for chilled r&r. Peckham Rye is less than a five minute walk for swift and frequent services to London Bridge, Victoria 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 new Belham Primary School.

The handsome exterior is set back from the street behind a nicely presented and generous front garden, paved in York stone for easy-maintenance. The inner hall has textured wooden flooring, simple coving and corbels. Wide glass doors lead leftward to a front-facing dining room which has louvered blinds on the gorgeous multi-pane double glazed sash window. There's a feature fireplace, integrated shelving and tall twin fitted storage cupboards.

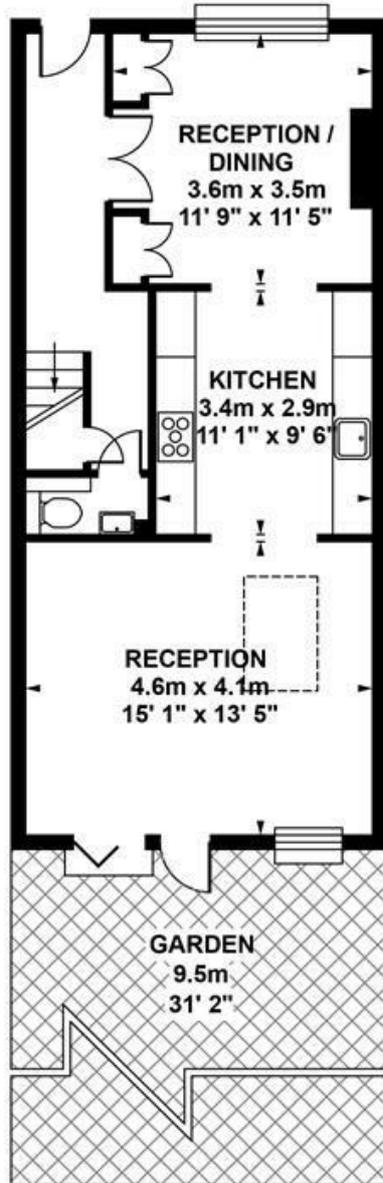
The kitchen adjoins with sleek matt black cabinets, Terrazzo counters and splash back, fantastic appliances including a NEFF induction hob, two ovens, side-by-side fridge/freezer with ice maker, an AEG dishwasher and a Quooker 3-in-1 dispensing boiling, chilled and fizzy water tap. Downlighting under the cabinets and along the floorline create a super stylish contemporary vibe. The reception adjoins to the rear with a large skylight soaking in light throughout the day. It's a peaceful, comfortable room with further rear-facing picture window. Double hinged doors open to the garden which supplies two separate leafy dining patios, a host of mature shrubs and trees and a noticeably sunny demeanour. The ground floor is completed by a neat modern Terrazzo-clad wc tucked politely to the rear of the stairs.

The original staircase boasts wonderfully aged treads and risers. The hall and landing are presented in Farrow and Ball's 'Castle Gray' - a wonderfully moody shade that changes with the day's light. The rear landing is raised and hosts your bathroom - a well presented affair with geometric floor tiles, brass fixtures and a large walk-in shower. The first bedroom - a neat single or study completes this level with a vaulted ceiling, skylight and further rear-facing sash window. Upward bound to the first floor you find the master bedroom fronting the street through two sash windows (each with louvered blinds on both upper and lower panes). A pretty feature fireplace is flanked by tall fitted storage and there's more storage running the full opposite wall. Bedroom three is another lovely double with fitted storage, feature fireplace and rear-facing casement window.

Eating out? Miss Tapas, El Segundo and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi. Levan is also just around the corner and has received a great review in the Guardian recently! This area is spoilt for green spaces such as the 120 acre Peckham Rye Common which is small walk or jog away also very nearby is the local Warwick Gardens and Goose Green both a gentle stroll away.

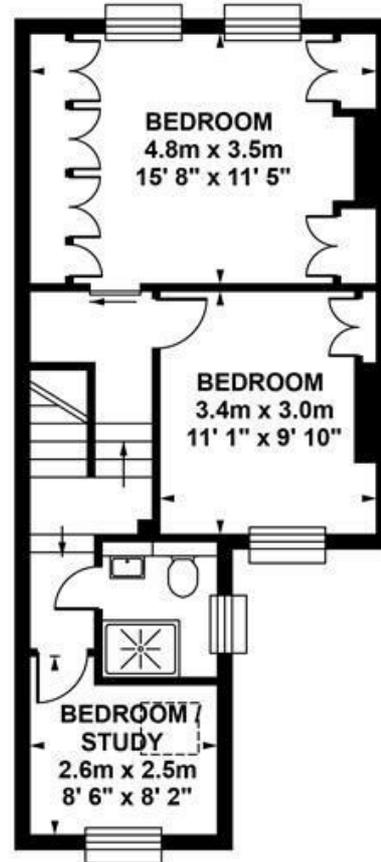
Tenure: Freehold

Council Tax Band: D



### GROUND FLOOR

Approximate. internal area :  
53.76 sqm / 579 sq ft



### FIRST FLOOR

Approximate. internal area :  
44.52 sqm / 479 sq ft

### TOTAL APPROX FLOOR AREA

Approximate. internal area : 98.28 sqm / 1058 sq ft  
Measurements for guidance only / Not to scale

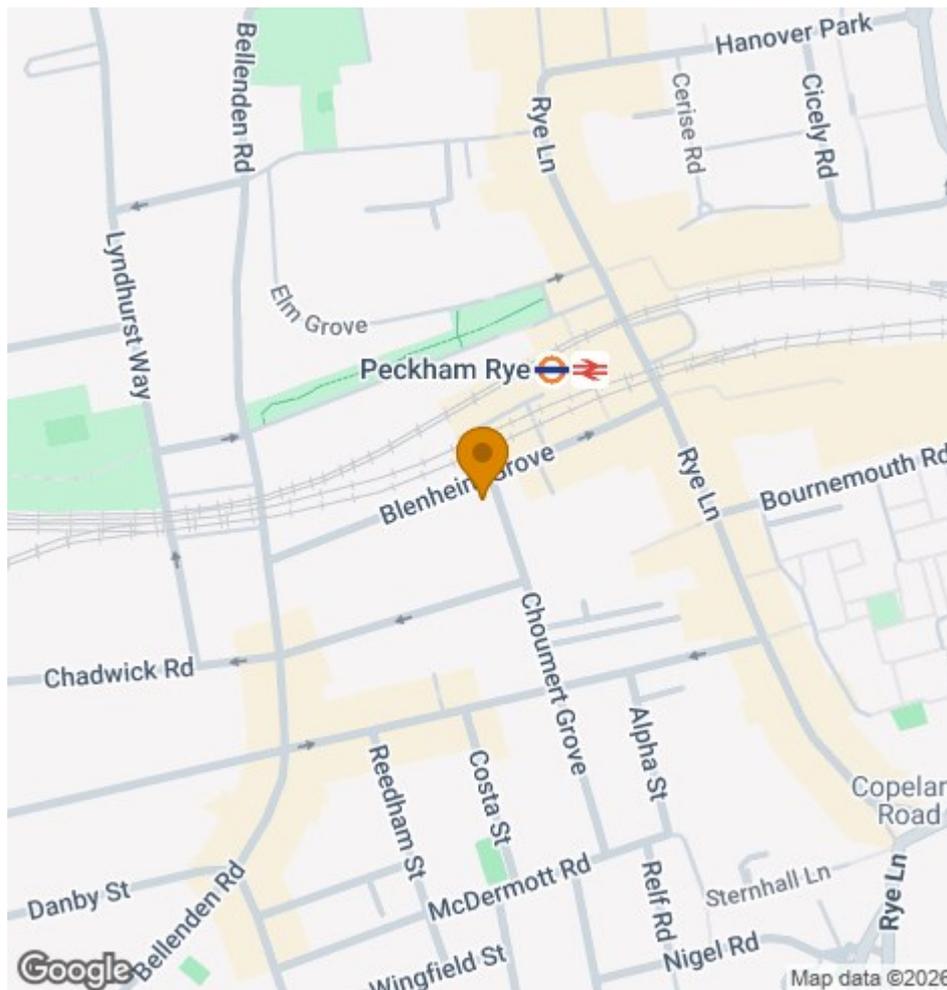


**BLENHEIM GROVE SE15**  
FREEHOLD

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			
		71	85
<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.



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