

CHOUMERT SQUARE, PECKHAM, SE15

FREEHOLD

£500,000

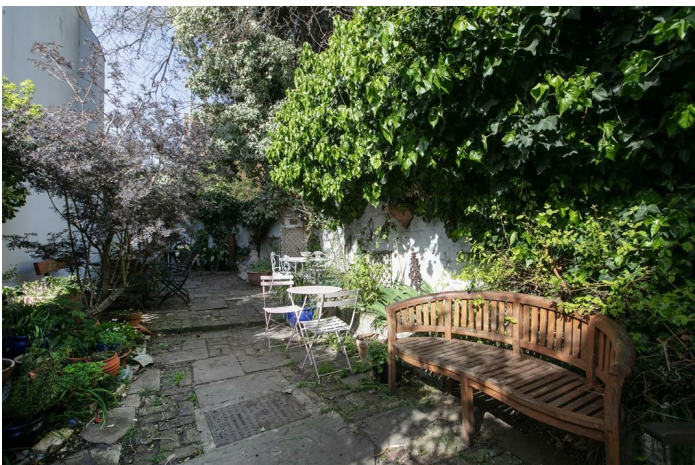


SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

FEATURES

Enchantingly Peaceful Victorian Row
Wonderful Shared Garden
Loft Room (with Restricted Head Height)
Modern Kitchen and Shower Room
Freehold



CHOUMERT SQUARE SE15
FREEHOLD



CHOUMERT SQUARE SE15
FREEHOLD



Fairytale One Bedroom Victorian House with Loft Room in Uniquely Idyllic Row - CHAIN FREE.

It takes a century or more to create such a sense of place - and this magically idyllic oasis of mid-Victorian tranquillity has matured to become one of London's most charming addresses. Behind unassuming ornate gates, twin rows of enchanting cottages stretch politely off from Choumert Grove with pretty lampposts, friendly neighbours and abundant old world charm. It's certainly Peckham's best kept secret. Choumert Square is nestled in the quietest part of the Bellenden Village conservation area. From here you can sample the dishy delights of Bellenden Road in seconds. Rye Lane is a short five minute stroll and you can be at Peckham Rye station in moments for swift, frequent services to central London and beyond.

From Choumert Grove, go through the wrought iron gates that lead in from the street. This is a private road, peaceful, secluded and insanely pretty. A sublime collection of quaint front gardens with mature creepers and plants line either side of the courtyard. The paved path stretches ahead, ending in a communal walled garden (a stunning place to sip wine or a morning coffee). There's a further wrought iron gate with a bell crowned with mature leafiness.

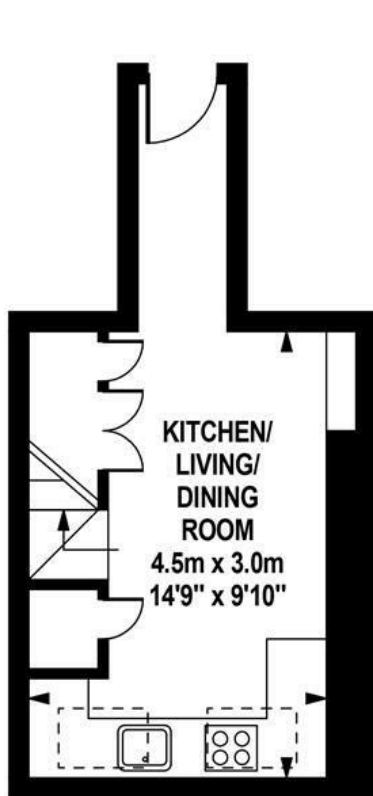
The property is fronted by a leafy communal seating area directly outside. It offers a perfect place for enjoying the sun and hob-knobbing with the wonderful neighbours. A pretty red door opens to your entrance hall which leads rear to your versatile living/dining room. The kitchen runs on the rear wall to include a four ring gas hob, oven and a dinky integrated dishwasher. Two south-facing skylights supply light. There's a cute lounging space, pantry and further fitted storage under the stairs.

These lead upward to your well-arranged first floor which has a bright multi-function front aspect bedroom which boasts the lovely bay of French windows. Nifty bespoke storage and shelving and handsome oak flooring befit the space. It'll make a fine living or slumber space depending on requirements. Natural separation is offered via hinged glass pane doors. A space to the rear of this next to the stairwell offers more fitted storage and wooden floors. The whole area can be one big open plan space too. The shower adjoins to the rear with handsome green tiling, modern suite and contemporary walk-in shower. A further neat set of space-saving stairs leads upward to the loft room which, while lower in head height, is bathed in southerly light and enjoys abundant eaves storage.

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. The property is in the catchment area for both the highly considered Belham Primary school on Bellenden Road and the East Dulwich Charter Secondary School. 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. Local bars include The Victoria Inn, The Hermit's Cave, The Camberwell Arms and The Crooked Well. 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. Nearby Camberwell enjoys its first Michelin-starred restaurant - the very lovely Kerfield Arms. Their lunch specials are affordable and exquisite. 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.

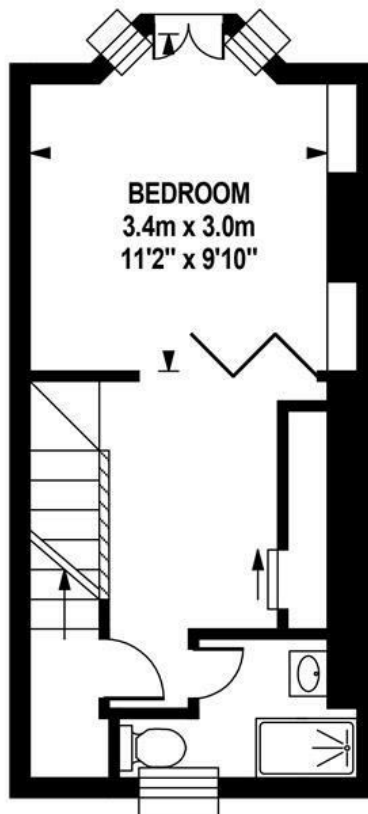
Tenure: Freehold

Council Tax Band: C



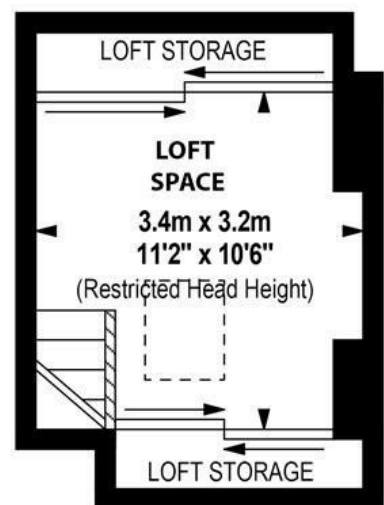
GROUND FLOOR

Approximate Internal Area :-
16.07 sq m / 173 sq ft



FIRST FLOOR

Approximate Internal Area :-
23.78 sq m / 256 sq ft



SECOND FLOOR

Approximate Internal Area :-
14.21 sq m / 153 sq ft

Approximate Internal Area :- 54.06 sq m / 582 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :-

39.85 sq m / 428 sq ft - without loft space

54.06 sq m / 582 sq ft - with loft space

Measurements for guidance only / not to scale



CHOUMERT SQUARE 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			
		69	79
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	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.

