

GOWLETT ROAD, PECKHAM, SE15
FREEHOLD
OFFERS IN EXCESS OF £2,000,000



SPEC

Bedrooms : 4
Receptions : 2
Bathrooms : 4

FEATURES

Amazing Kitchen Extension
Four Ensuite Double Bedrooms
Elegant Styling Throughout
Freehold



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Elegantly Extended Four Bed/Four Bath Period Home with Tasteful Finish.

Boasting a lovingly perfected interior, four double bedrooms (all ensuite), a generous living space and a remarkable full-width kitchen/diner, this period beauty takes some beating! The accommodation spreads generously over three floors and boasts the finest in fixtures and fittings. There is a healthy sprinkling of original charm and some beautifully chosen sympathetic styling throughout. The property is also considerably wider than the average period property, stretching three-window's wide on the upper floor. Location-wise you're equally well catered for. You're within a pleasant stroll of the fantastic primary school - St John's & St Clement's C of E Primary School. It's highly considered and literally moments away for the easiest morning commute! This is in addition to the wonderful amenities of Lordship Lane. Transport is a cinch with East Dulwich, Peckham Rye and Denmark Hill Stations each walkable.

The entrance hall enjoys wonderful high ceilings with ornate original corncicing and decorative corbels. To the right you find that glorious double reception with yet more corncicing. Matching ceiling roses add to the charm. The front aspect bay window has louvered blinds on upper and lower panes and there's a magnificent wood burner with tasteful contemporary mantel. Bespoke low level storage units with shelving above grace three of the alcoves. Steps lead down from the rear of this space to your jaw-dropping full-width contemporary kitchen/diner. The appliances are all by Miele and you'll just love that vast marble topped island. Seven overhead skylights supply abundant airiness and the generous seating to the rear enjoys full-height signature 'Maxlight' doors. A beautifully manicured rear garden with patio promises a fine spot for your guests to spill onto at the summer gathering.

The first return offers the first of your fantastic ensuite bedrooms. It's a peaceful and spacious rear-facing double with adjoining ensuite. Upward to the first floor you find the splendid master suite combining slumber, dressing, sitting and soaking space admirably. Enjoying ubiquitous bespoke fitted wardrobes, the bedroom faces front through three windows (again with louvered blinds). The ensuite boasts a dishy rolltop, double shower and twin wash hand basins. A half flight ascent to the second return reveals a terrific dual aspect third bedroom generously offering lofty garden views. The adjoining ensuite shower room is neatly tucked. Upward once more to the second floor you find another fine double bedroom. This has lovely wooden flooring, loft storage and an adjoining ensuite shower with bath, shower, heated towel rail and loo. A wide rear facing window supplies leafy roof top views stretching as far as Canary Wharf.

Peckham Rye Station is around 10 minutes' walk and Denmark Hill an easy 15 minutes stroll for services to London Bridge, Victoria, Blackfriars and the fab London Overground Line. You can be at Canary Wharf (via Canada Water) in a mere 20 minutes. Boho amenities of the Bellenden Road Conservation area are all at your fingertips - we love 'The Victoria Inn' and The Begging Bowl. Try the cafés, bars and restaurants or venture into East Dulwich, a 10 minute walk, for some of southeast London's best shops. A whole variety of buses run into town along Peckham Road, just five minutes away. The Belham Primary free school is a two minute stroll from you door for a super easy morning commute. It's part of The Charter Schools Educational Trust. The popular Villa pre-prep and nursery is down the road and the Little Jungle nursery is even closer. St John's and St Clement's on Adys Road is highly considered and the Dulwich Foundation schools are just a 5 minute drive.

Tenure: Freehold

Council Tax Band: E

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**LOWER
GROUND FLOOR**
Approximate Internal Area :-
10.13 sq m / 109 sq ft

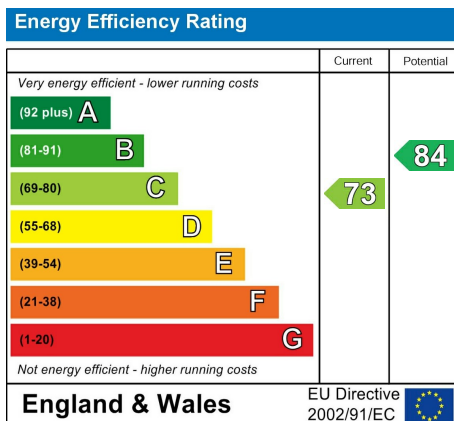
GROUND FLOOR
Approximate Internal Area :-
87.14 sq m / 938 sq ft

FIRST FLOOR
Approximate Internal Area :-
60.85 sq m / 655 sq ft

SECOND FLOOR
Approximate Internal Area :-
56.58 sq m / 609 sq ft

TOTAL APPROX.FLOOR AREA
Approximate Internal Area :- 214.70 sq m / 2311 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.

