

COSTA STREET, PECKHAM, SE15

FREEHOLD

£1,000,000



## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

## FEATURES

Gorgeous Parquet Flooring  
Garden Studio  
Wonderful Full-Width Kitchen Diner  
Pretty Garden  
Freehold

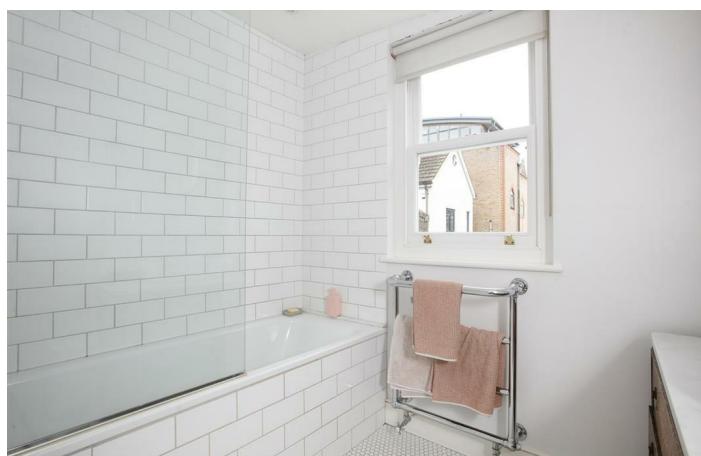


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Well Placed Two Bedroom Period Home with Pretty Garden and Stunning Features - CHAIN FREE.

A beautifully proportioned and presented two bedroom Victorian home awaits you along a peaceful and well connected street - but moments from Bellenden Village. The finish is sympathetic and tasteful, and includes some sublime parquet flooring. A wonderfully executed full-width kitchen/diner extension increases the living space considerably. The accommodation further comprises a lovely double reception, two double bedrooms and a modern bathroom. A pretty garden room affords you work-from-home space and there's a chilled and pretty garden to enjoy. The property sits within the highly considered Holly Grove conservation area which forms part of a magical collection of period streets within the Bellenden Village 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.

A pretty exterior sits behind mature foliage and a nicely sized front garden with space for bikes and bins. The hall introduces the timelessly tasteful theme of soft white walls and textured parquet flooring. There's an arched cornice and simple coving too. The double reception sits to the right and has complimentary wide board wooden flooring, school house radiator and a large front aspect double glazed sash window peering over the front garden. To the rear there's a tasteful glass pane door leading down one step to the full-width kitchen/diner extension which exudes cosiness while supplying a bright, spacious, dining, cooking and entertaining space.

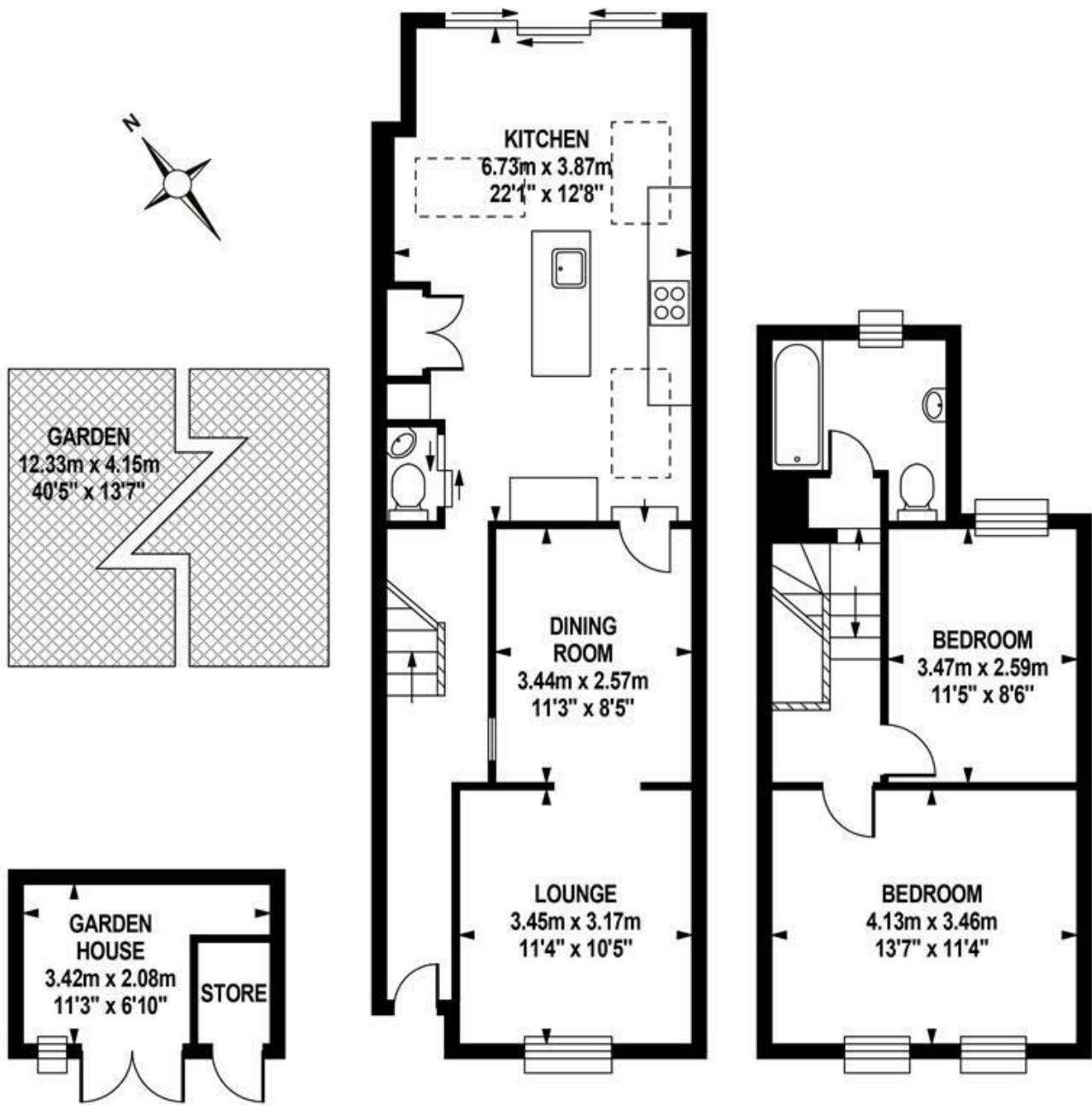
Three large skylights ensure airiness and there's a delightful island with breakfast bar-dining for up to four people. Contemporary counters sit atop sleek, dusky cabinets. Appliances include a five ring gas range and integrated dishwasher and there's a neatly tucked wc on the far wall. The dining area precedes fantastic sliding glass doors which opens to the brick-bed patio. A mature tree offers dapples shade and there's another raised patio space preceding the pretty wooden studio - it offers any amount of uses!

Upstairs you find a pleasant carpeted landing leading to a front aspect double bedroom with two double glazed sash window, school house radiator and cool grey walls. Bedroom two - another fine double faces rear with much the same styling. The bathroom completes the tour with honeycomb floor tiles, bath with drencher, heated towel rail and a lovely contemporary wash hand basin atop a vintage wooden cabinet.

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 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. 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. Miss Tapas 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 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



Approximate Internal Area :-  
7.52 sq m / 81 sq ft

### GROUND FLOOR

Approximate Internal Area :-  
57.41 sq m / 618 sq ft

Approximate Internal Area :-  
36.05 sq m / 388 sq ft

### TOTAL APPROX. FLOOR AREA

Approximate Internal Area :- 100.98 sq m / 1087 sq ft  
Measurements for guidance only / not to scale

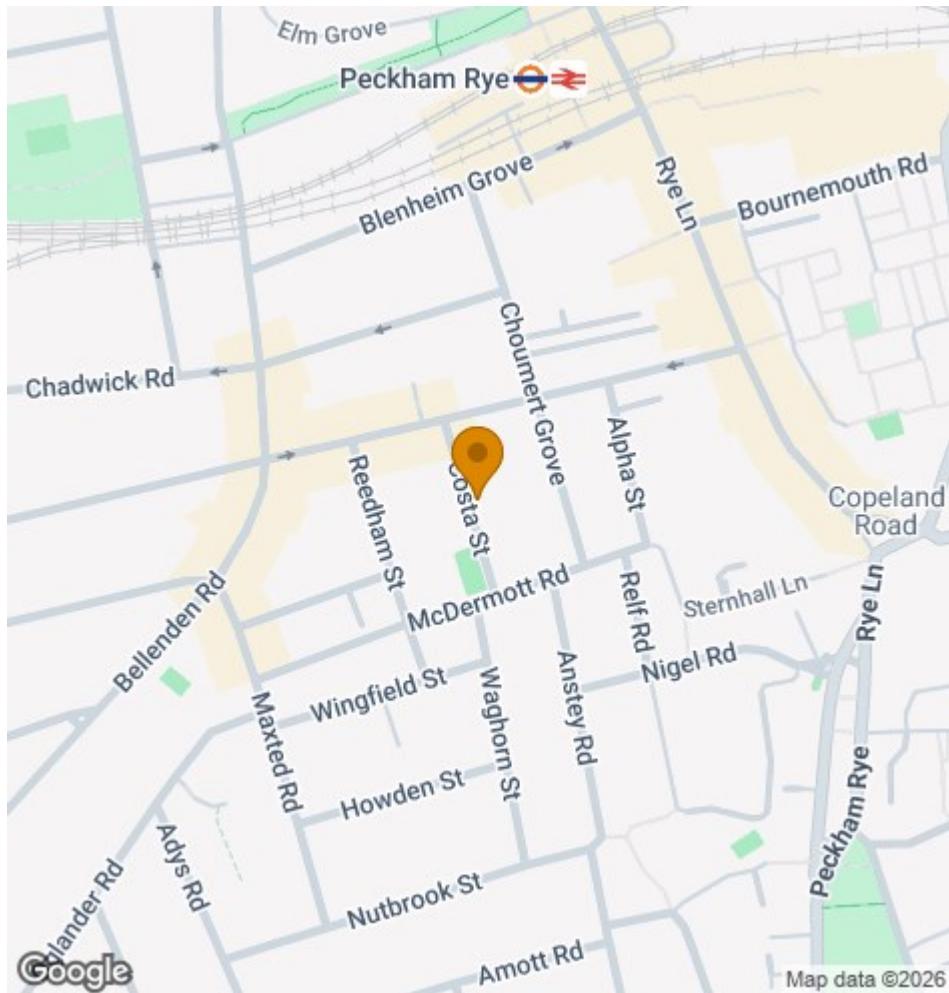
# COSTA STREET SE15

FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	86
(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		

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		
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.



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