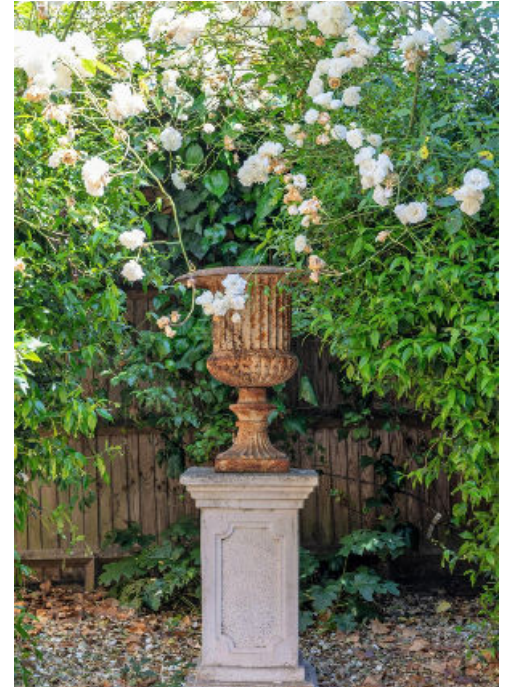




Peckham Rye, Peckham **SE15**

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## Description

Ideally positioned on Peckham Rye Park, this property offers breath-taking vistas of the park and showcasing a plethora of original features, including majestic marble fireplaces that are in perfect working order, this pristine abode, featured in The Times Interior section, has been lovingly restored to its former splendour.

Upon entering, guests are greeted by a spacious hallway adorned with polished clay tiles, accentuated by intricate plasterwork ceiling details—a recurring motif throughout the ground floor. From here, one proceeds into a tastefully adorned living room, boasting its original flooring, a fireplace steeped in history, and a generous south-facing bay window that bathes the room in an abundance of natural light.

The dining room is equally impressive, boasting a lofty, ornate ceiling and French windows that seamlessly merge the interior with the exquisite rear garden. The kitchen surpasses all expectations, featuring bespoke cabinetry and flooring crafted from Liverpool's esteemed green river-slate. With direct access to a two-tiered rear garden, it serves as an idyllic setting for al fresco dining and summer soirees.

Ascending to the first floor, one discovers two generously proportioned double bedrooms, a shower room, and a separate cloakroom. The luxurious principal suite not only offers captivating park views but also encompasses a spacious en suite bathroom, complete with a freestanding bathtub, a functional fireplace, and ample built-in wardrobes. Ascending to the top floor, two more expansive double bedrooms await, accompanied by an additional family bathroom.

## Location

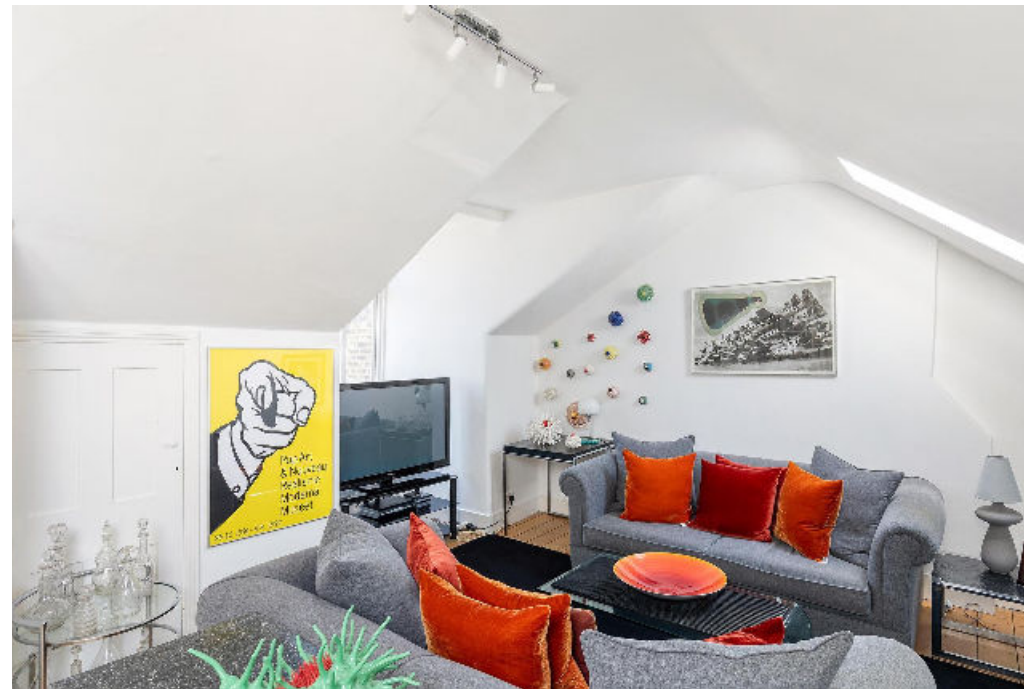
This prestigious residence resides on the borders of East Dulwich, Peckham Rye, and Nunhead close to an extensive array of amenities. Embrace the allure of independent boutiques, lively bars, charming cafes, and exquisite dining establishments.

This prime location is excellently connected by various transport links with East Dulwich (1.0 miles), Peckham Rye (1.4 miles), and Nunhead (0.8 miles) stations within easy walking distance.


Esteemed educational institutions nearby include Harris Academy East Dulwich boys and girls as well as independent schools such as JAGS, Alleyns and Dulwich College.

All distances are approximate. EPC: D Council Tax Band: F Tenure: Freehold Local Authority: Southwark Council



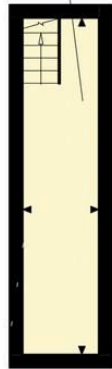




 = Reduced headroom below 1.5m / 5'0"

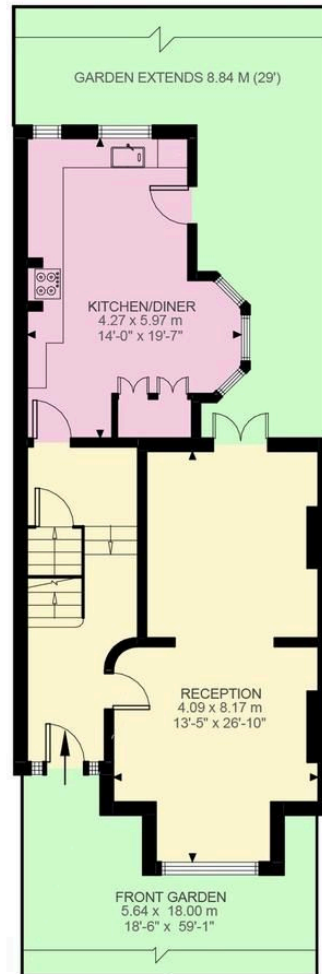


CELLAR  
1.52 x 6.70 m  
5'-0" x 22'-0"

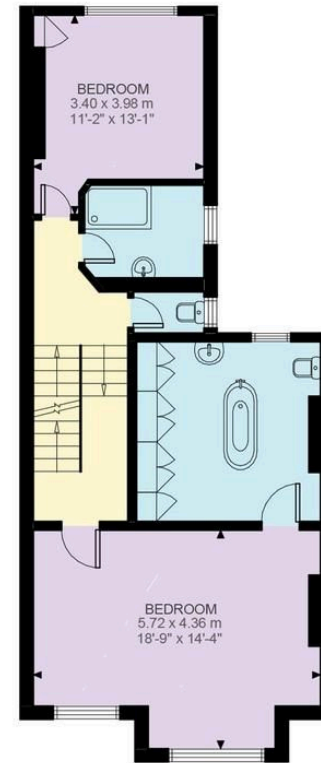


Basement  
110 ft<sup>2</sup>

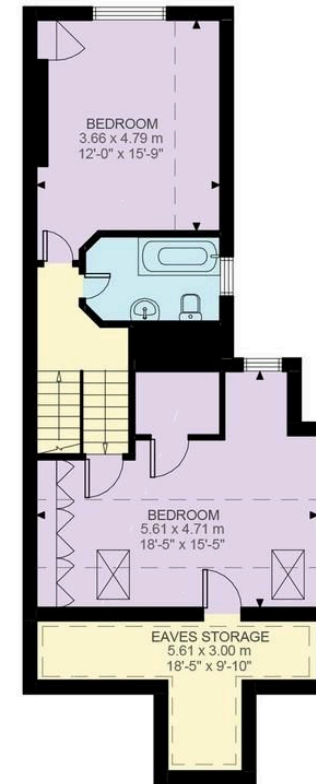
**Approximate Gross Internal Area**  
 Basement = 10.21 sq m / 110 sq ft  
 Ground Floor = 64.66 sq m / 696 sq ft  
 First Floor = 66.51 sq m / 716 sq ft  
 Second Floor = 51.56 sq m / 555 sq ft  
 Total = 192.95 sq m / 2077 sq ft  
 (Excluding Eaves Storage)  
 Eaves Storage = 9.94 sq m / 107 sq ft  
 Inclusive Total Area = 202.89 sq m / 2184 sq ft



Ground Floor  
696 ft<sup>2</sup>



First Floor  
716 ft<sup>2</sup>



Second Floor  
555 ft<sup>2</sup>

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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