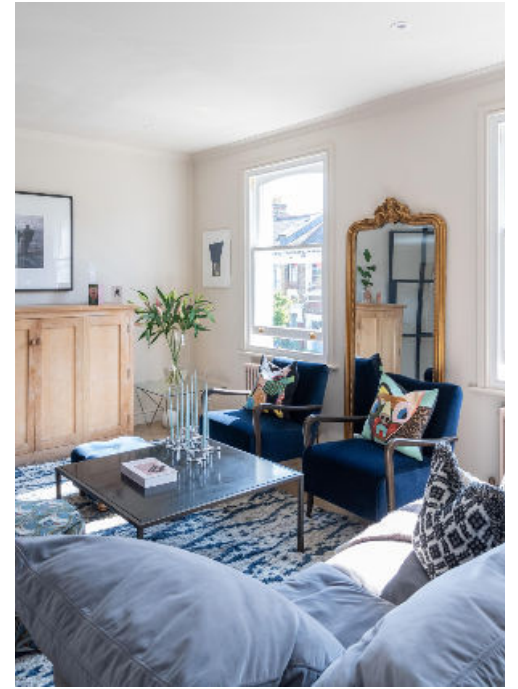




Choumert Road, Peckham **SE15**





Description

Meticulously redesigned and refurbished to the highest standards, this three bedroom first-floor apartment spanning an impressive 1,578 sq ft seamlessly blends modern elegance with historic charm. As you enter through a shared front door and ascend a private staircase, you're greeted by a wealth of space for storage, setting the tone for practicality and convenience. The journey unfolds through striking critall style doors, revealing an open-plan south-facing kitchen and entertaining space adorned with triple sash windows that usher in an abundance of natural light. Solid oak parquet flooring graces the entire area, creating a warm and inviting atmosphere.

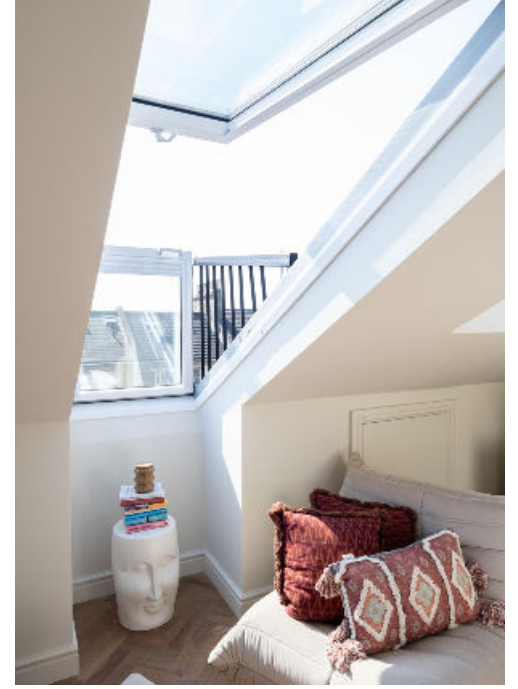
Designed for both functionality and aesthetics, the kitchen boasts an impressive shaker-style design with natural quartz counters, featuring a Rangemaster oven, a four-in-one boiling tap and ample storage. The space effortlessly accommodates a sociable breakfast bar, formal dining area and a comfortable seating arrangement. A delightful view of the Shard from the kitchen sink window adds a touch of urban charm. The adjacent utility space hosts a bespoke laundry cupboard with an integrated dolly maid and radiator.

Descending from the entertaining space, discover the enchanting private rear garden. Enclosed by new fencing, this outdoor retreat features a former stable, a sunny walled seating area and well-appointed patio dining and BBQ zones. Providing options for further enhancement, the current owner has planning permission for a summer house (152 sq ft) which promises to elevate the outdoor living experience.

Ascending to the top floor of this amazing home, the opulent principal bedroom benefits from a luxurious en suite shower room, adorned with contemporary fittings, large ceramic tiles, and a marble-topped vanity unit. The bedroom itself is a haven of light, boasting three Velux windows with duo blackout blinds one of which opens in to a balcony. Oak parquet flooring, fitted storage and accessible eaves storage complete this sanctuary. An additional bedroom on this floor, currently serving as a lavish dressing room, features built-in wardrobes and a dressing table. A dedicated study/home office area provides a great space for productivity.

Completing the ensemble, the first floor hosts an additional bedroom with vaulted ceilings and a substantial traditional-style bathroom. Indulge in relaxation with a cast iron roll-top bath and a separate shower.





Location

Choumert Road is one of the most popular roads in the immediate area due to its fantastic location. It's proximity to Peckham Rye station with mainline and over ground services (Or walk 10 minutes to East Dulwich). Services to London Bridge and Victoria, Clapham Junction and Canada Water (for Canary Wharf)

Choumert Road cuts through Bellenden Road, which has several highly regarded restaurants, such as Artusi and the Begging Bowl. There are several convenience stores, including the much-loved general store. Additionally, there is an award-winning butcher (flock and herd) along several excellent pubs, an independent wine shop (the sourcing table), dog groomers, florist and much more.

Local green spaces include Warwick Gardens, Lettsom Gardens, Peckham Rye Park and Common (grade II listed and with Green Flag status too) and Ruskin Park. The Peckham Coal Line will hopefully soon be added to that list!

Local and highly-regarded primary schools include The Belham, Bellenden, St. John's & St Clement's (C of E) and Goose Green. The Villa Nursery and Pre-Prep. (2-7) is also local and well-liked, and the Dulwich schools are a short drive away.



Tenure: Share Of Freehold. Approximately 90 years remaining on the lease

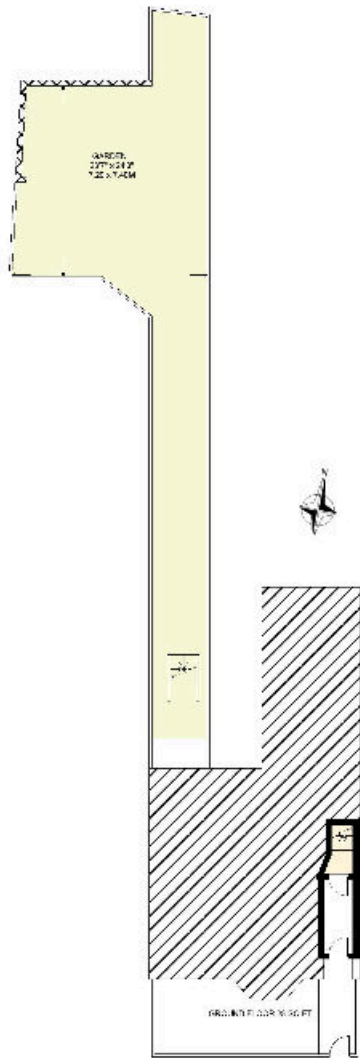
EPC: C

Council Tax Band: C

Local Authority: Southwark Council

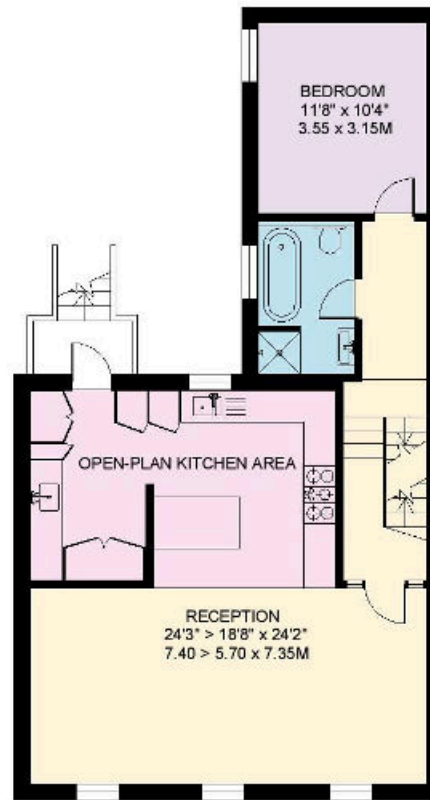


In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that one of the vendors of this property is an employee at Knight Frank.

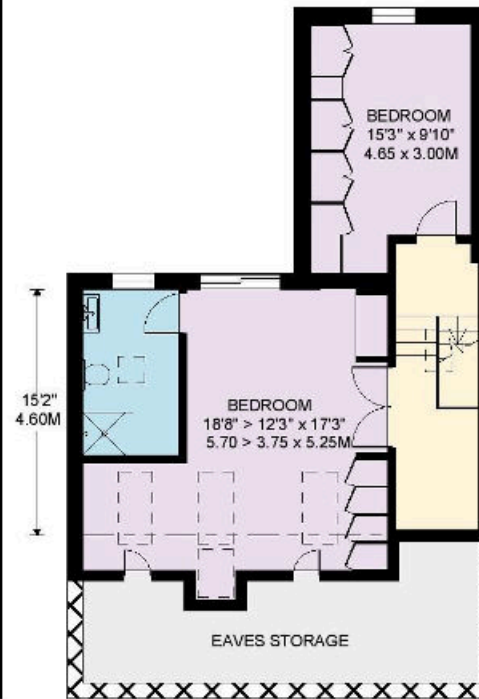


Approximate Gross Internal Floor Area 147 sq m / 1578 sq ft

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.



FIRST FLOOR 817 SQ.FT.



SECOND FLOOR 581 SQ.FT.

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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 January 2024, Photographs and videos dated January 2024.

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