

TALFOURD ROAD, PECKHAM, SE15
LEASEHOLD
£550,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 2

Lease Length : 112 years remaining

Service Charge : Shared on an 'ad hoc' basis

Ground Rent : £250 per annum

FEATURES

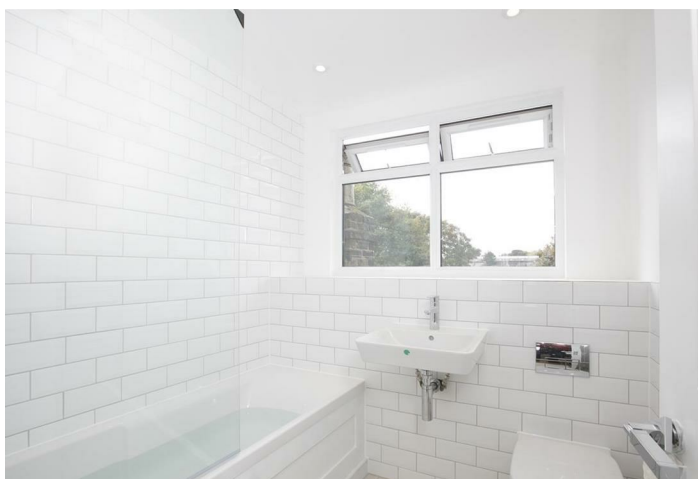
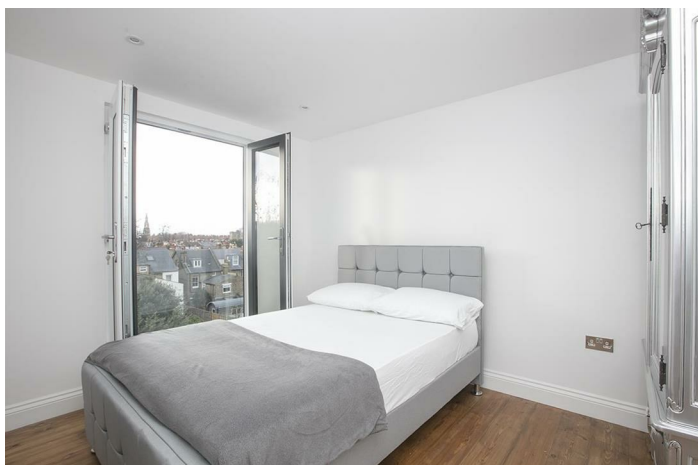
Freshly Refurbished

Stylish Neutral Decor

Handsome Bathroom & Shower Room

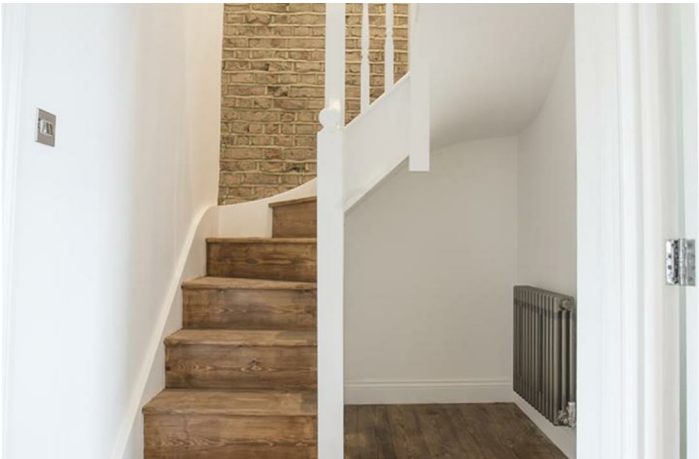
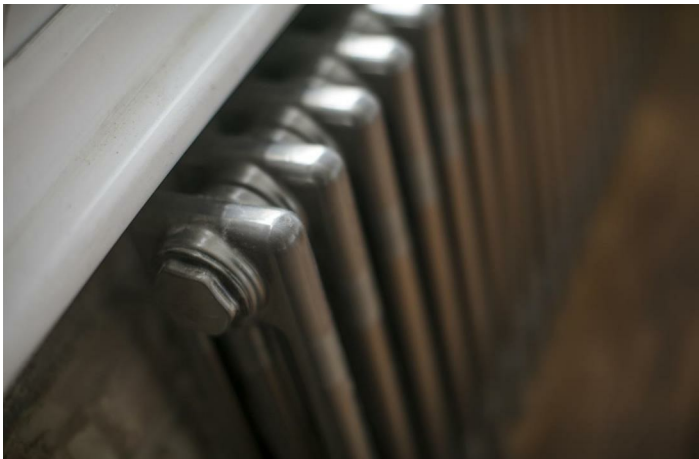
Fantastic Location

Juliette Balcony



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Newly Refurbished Split Level Two Bedder With Dishy Finish - CHAIN FREE.

You're going to love this super two bedroom conversion! It sprawls generously over the top two floors of a handsome and well placed period building within easy reach of Bellenden Village, Peckham Rye Station and the numerous delights of Camberwell. The accommodation is beautifully presented and comprises two light and airy bedrooms, a large reception, decent sized, contemporary kitchen, shower room and fancy bathroom.

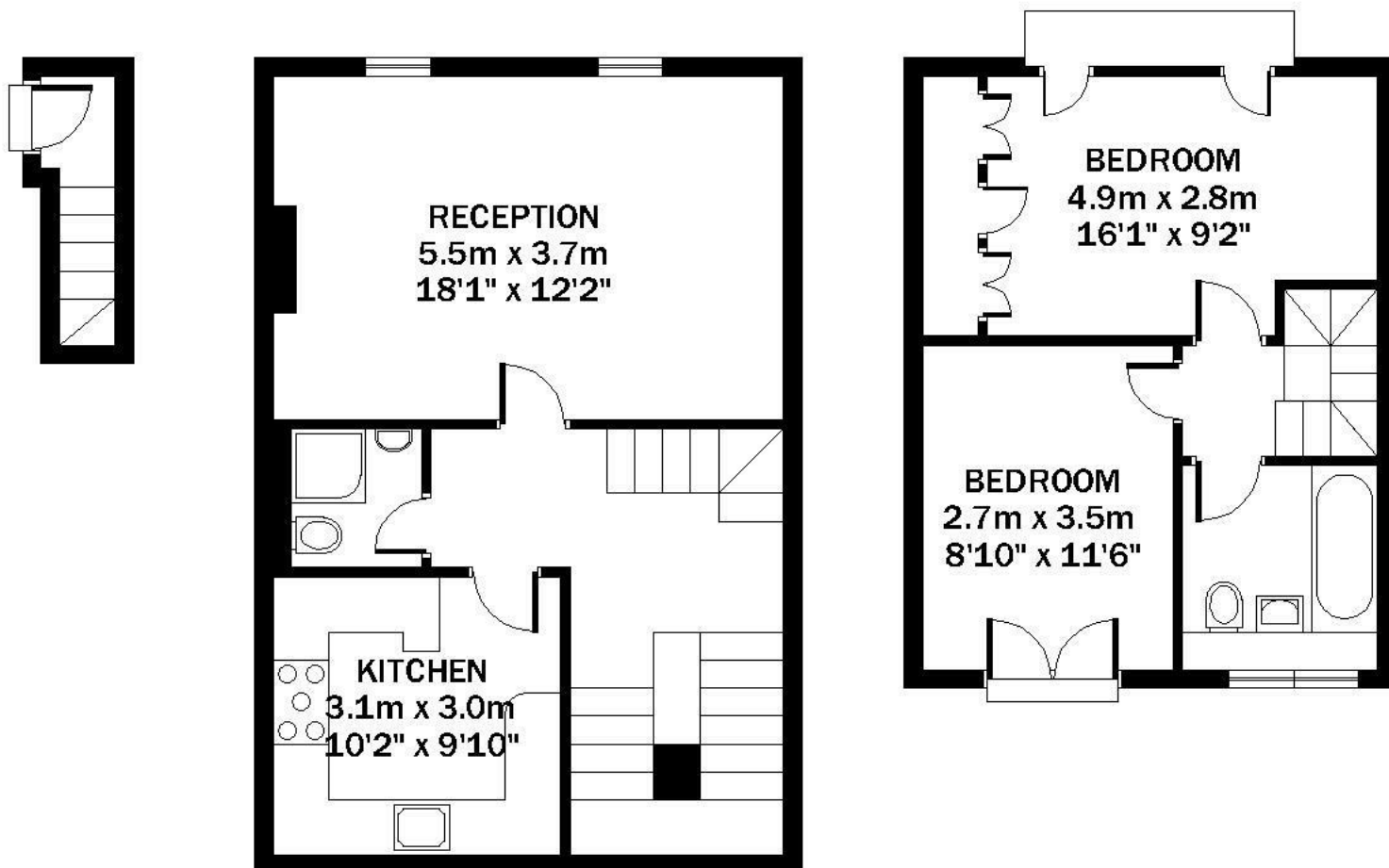
A shared front garden and communal hallways lead you to the flat's first floor entrance. Head up to your second floor landing where you find some lovely varnished timber floors and crisp white walls - a theme in abundance throughout. Your huge reception fronts the street and enjoys high ceilings and some lovely raw metal school house radiators. A decorative feature fireplace will woo you further and there's lovely exposed brickwork - very New York loft!

The kitchen boasts granite counters atop sleek grey cabinets. There's plentiful storage and a five ring gas hob and oven, wine cooler and one and a half stainless steel sink and drainer. The integrated appliances include fridge/freezer, dishwasher and washing machine. A neat shower room completes this floor. Head upward past more lovely exposed brickwork to find a front facing bedroom with more stripped timber floors and a wall of fitted storage. Two large Velux windows keep things bright and airy and there's more low level loft storage for the Christmas tree and exercise equipment. The master bedroom faces rear through a lovely Juliette Balcony with glass screen. It's a wonderful eagle-eyed tree top view that stretches far and wide.

The Bellenden area has got it going on. For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Road (a 3 minute walk) where you will also find a number of good, local eateries. Neighbours include artists, painters and even an Oscar winner! The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. We love the Bussey Building for its rooftop bars and cinema! The highly considered Villa Nursery is as close - now that's an easy morning drop off! The area has easy access to Peckham Rye (zone 2 and a brisk 5 minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. There are plenty of nearby pubs and eateries to enjoy - we love the Victoria Inn for pints, vino and nosh. Ganapti and The Begging Bowl are similarly popular haunts. The wide open green spaces of Peckham Rye Park are also within easy reach. Even closer is the very lovely Warwick Gardens. It's a fine spot for a read of the papers.

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FIRST FLOOR

Approximate internal area :
1.94sqm / 20.88sqft

SECOND FLOOR

Approximate internal area :
46.20sqm / 497.29sqft

THIRD FLOOR

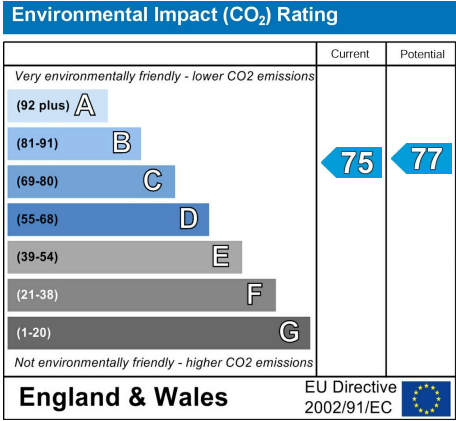
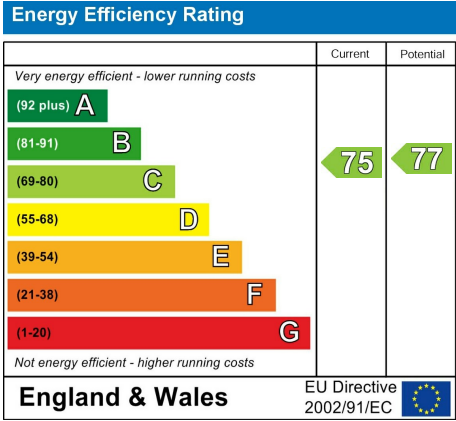
Approximate internal area :
31.36sqm / 337.55sqft

TOTAL APPROX FLOOR AREA

Approximate internal area : 79.5sqm / 855.73sqft
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.



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