

LYNDHURST WAY, PECKHAM, SE15

FREEHOLD

£2,750,000



SPEC

Bedrooms : 5
Receptions : 2
Bathrooms : 2

FEATURES

Poggenpohl Kitchen with Gaggenau Appliances
Stunning Rear Extension
100 ft Landscaped Rear Garden
Boffi Italian Bathroom Fittings
Freehold
Utility Room
Element 7 Flooring Throughout



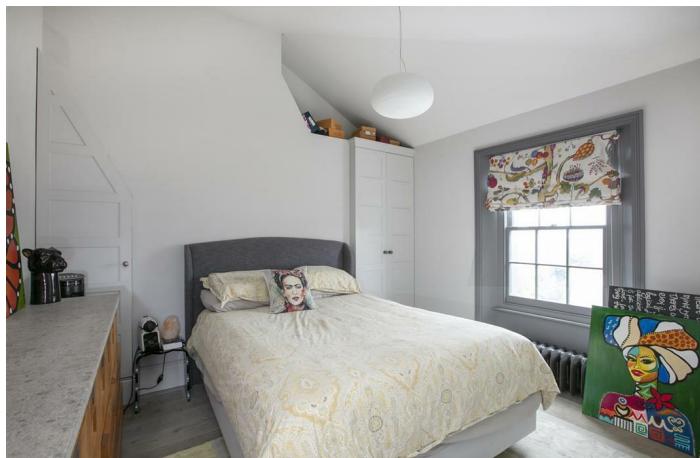
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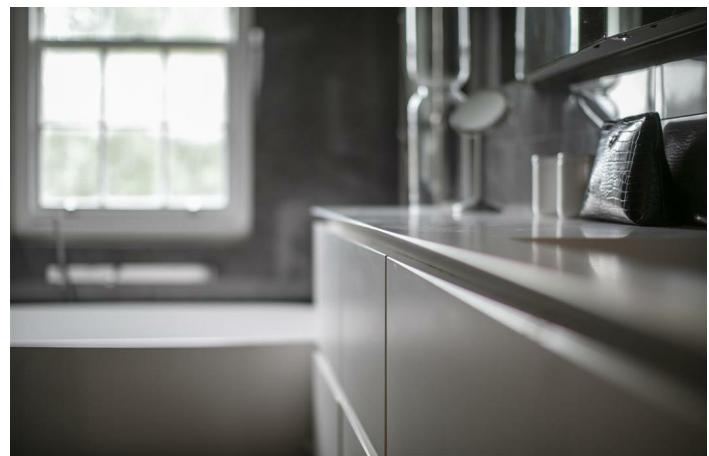
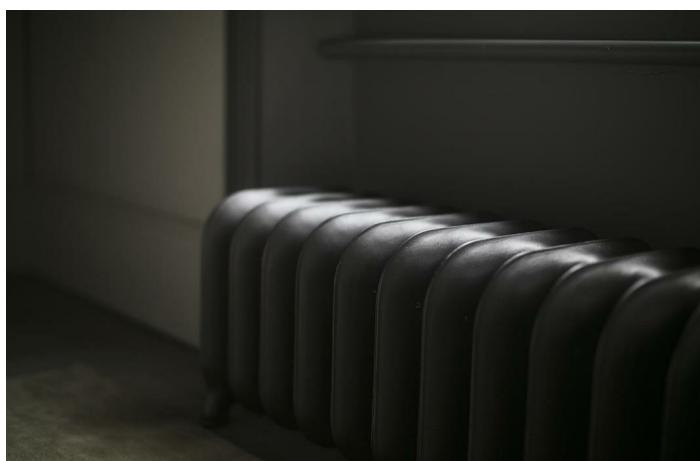


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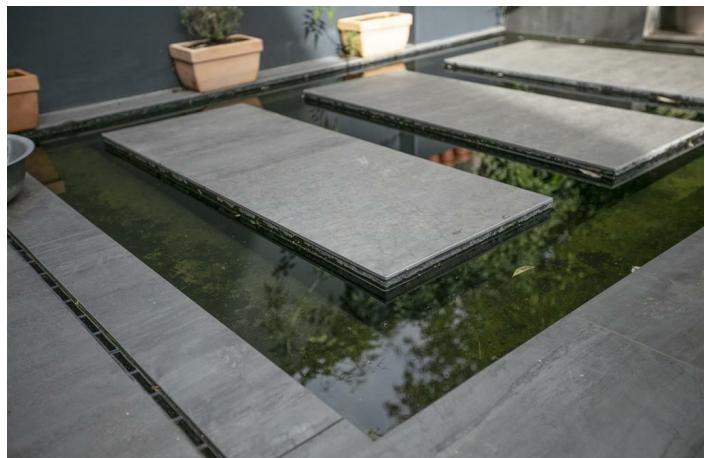
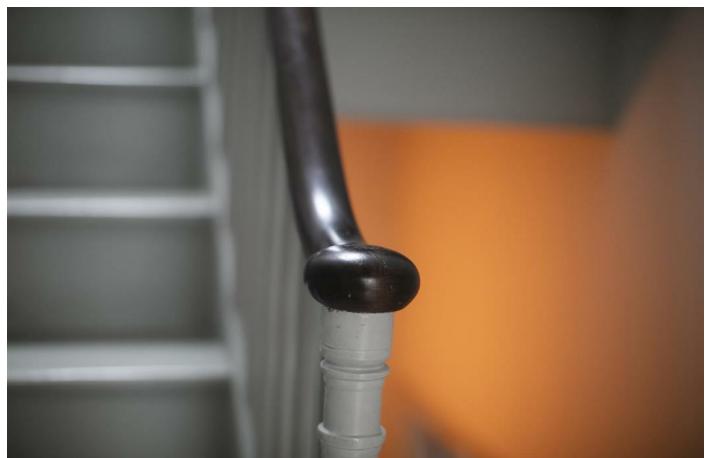
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Impressively Refurbished Five Bedroom Period Home With Exquisite Garden.

Standing four gloriously presented stories high, this marvellous period five bedroom home has some seriously show-stopping features. Utterly splendid triple glazed sliding doors run the full width of your joyous rear kitchen extension framing a beautifully manicured garden. There's a top notch Poggenpohl kitchen with gorgeous Gaggenhau appliances, abundant impressively crafted bespoke joinery, Element 7 flooring and some utterly fabulous bathrooms complete with Italian Boffi fixtures. The accommodation sprawls confidently to comprise a large double reception, magnificent lower ground floor kitchen/living area, four large double bedrooms, single bedroom, bathroom, shower room, guest wc and utility room. The 100 ft rear garden has been designed by Chelsea Flower Show multiple gold-medal winner, Kate Gould. It boasts abundant leafiness, pond and delightful water features. Lyndhurst Way easily rivals Camberwell Grove for its large period homes and is within the carefully observed Holly Grove conservation area. It borders the bustling Bellenden Road area putting this house at the hub of the whole Peckham regeneration experience. Transport is a cinch with any number of swift regular buses whizzing down Peckham Road. Peckham Rye Station is an easy 10 minute morning stroll. Now that's an easy commute!

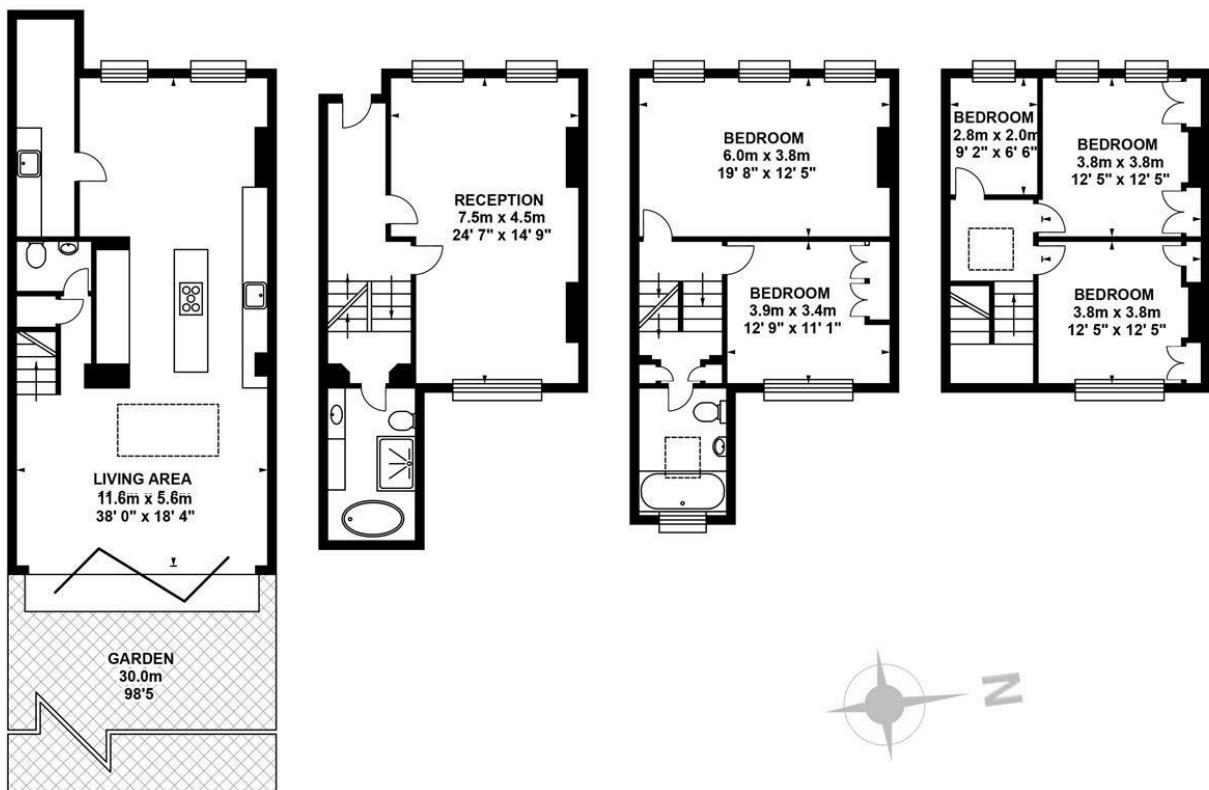
The facade is decidedly handsome, fringed with mature Wisteria and sitting behind high heavy-gauge railings reclaimed from the Royal East London Hospital (circa 1860). The window architraves are painted a seductive dulcet tone and the brickwork has been renovated professionally. An original front door opens to reveal an inviting hall with more perfectly chosen tones, high ceilings and engineered Element 7 flooring. The double reception sits on your left and runs almost 8 metres in length. Two eye-widening sash windows front the street and there's a further, equally illuminating specimen to the rear. An original marble feature mantel continues the charm offensive.

Heading downward from the entrance hall reveals that stunning rear wall of triple glass sliding doors. Rolling back full width, they open to the expertly manicured patio and garden which boasts a pond, two separate water features and a high-tech array of lighting. The kitchen/diner spans the full lower ground floor to include a noteworthy Poggenpohl kitchen with marble counters. The central island hosts your five ring induction hob and plenty of wide, anti-slam pan storage. Appliances include an American style fridge, double Gaggenhau oven with steam-feature and the all-important wine cooler. A generous dining area sits beyond the kitchen next to two front aspect sash windows (each with shutters) and a lovely marble feature mantel. The utility area adjoins with a sink and plenty of counter and storage space.

Rising to the first return, you'll find a beautifully fully tiled bathroom complete with underfloor heating. There's a spectacular free-standing contemporary Boffi tub and a double 'wet-room style' shower area. A long Corian wash hand basin sits neatly into further counter space and there's ample low level storage for your lotions and potions. The first of your joyous double bedrooms spans three sash windows wide. Cornicing, school house radiators and whitewashed/lye larch flooring ensure an elegant space. Bedroom two sits to the rear of the first floor with fitted storage and a lovely leafy rear aspect. All the interior doors enjoy chrome beehive knobs.

Upward to the second return you meet a laundry cupboard preceding your second lavish fully-tiled family Boffi bathroom. Attractions include a marble sink, wall hung loo and a wide inset bath sitting under a large skylight - perfect for star gazing! There is an integrated shower function also. A rear-facing sash supplies more light and leafiness. Upward once more to the second floor brings you to a light and airy landing. There are large double bedrooms to front and rear. Both have stylish bespoke storage. A neat front facing single bedroom completes the tour.

Access to the city and West End is easy by car or public transport - take the ubiquitous no. 12 bus or walk five minutes to Peckham Rye station (zone 2) for fast and frequent services to Victoria, London Bridge and Blackfriars. The high street, Rye Lane, is a stone's throw for a cosmopolitan mix of food shops and other outlets. As for social life, good restaurants, bars and delis are on your doorstep and the Peckham Pulse, award winning library and Sunday farmers market are around the corner. This part of SE15 is also well located for East Dulwich and Dulwich Village where you have more excellent shopping, the Dulwich Foundation schools, the park and the Picture Gallery.



LOWER GROUND FLOOR

Approximate. internal area :
71.56 sqm / 770 sq ft

UPPER GROUND FLOOR

Approximate. internal area :
50.67 sqm / 545 sq ft

FIRST FLOOR

Approximate. internal area :
50.31 sqm / 541 sq ft

SECOND FLOOR

Approximate. internal area :
43.80 sqm / 471 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 216.34 sqm / 2327 sq ft
Measurements for guidance only / Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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& STOCK**

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