

## Elm Grove, SE15



Peckham, London  
Freehold  
£900,000

# BO SQ



## Summary

This three-bedroom Victorian town-house with a separate study was built between 1820-1840 on Elm Grove, a historical and tree-lined residential street that quietly sits within the bustle of Peckham. The home has been recently renovated, and unlocked through a number of improvements including the opening up of the two reception rooms, the building of a back extension and development of the loft space, which provides an extra study/bedroom and downstairs utility space and bathroom.

Internally, with a total of four split-level floors plus a basement, the home embraces the typical Victorian style of private but well connected and proportioned rooms. This is especially true for the ground floor, with multiple light-filled living and dining spaces connecting throughout.

The home has been recently finished to a high standard, with new oak floorboards throughout the ground floor, new tiles in both bathrooms, new toilets and sinks, new appliances, underfloor heating, damp proofing in the basement, extensive work on the roof and a fitted cable for Sky or Virgin Media and Freeview/Freesat.

The house is just around the corner from the Holly Grove park and shrubbery, as well as Warwick Gardens, a large park with table tennis and a children's play park. The home will benefit heavily from the planned development of Peckham Rye station which is just a few minutes walk away.

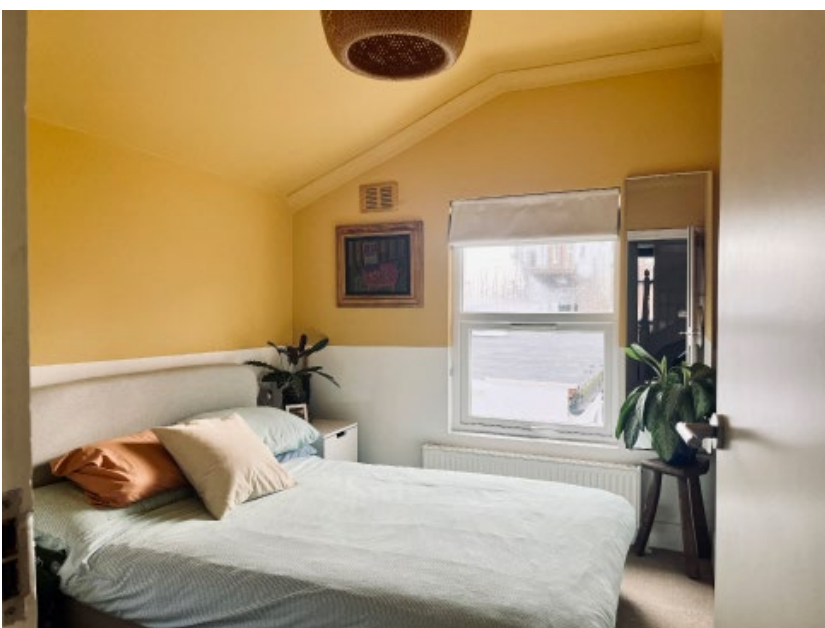


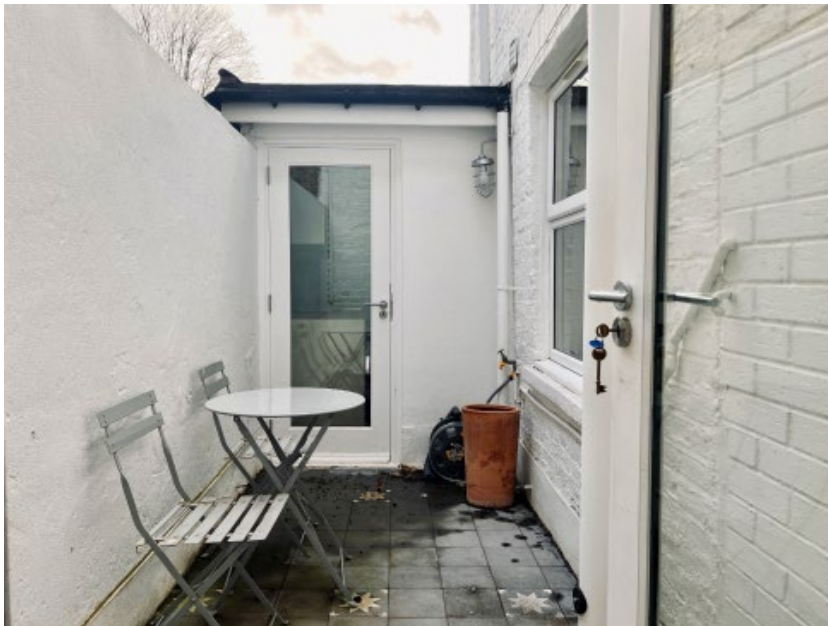
## House Tour

Through the front gate and paved garden is the front door to the home. Inside, a typical Victorian entrance corridor with oak floorboards and fresh paint leads to the staircase up, and to the staircase down to the basement. To the left off the entrance corridor are the two double aspect connected reception rooms with a large bay window, and double doors out to the south-facing patio. Straight ahead is the beautiful galley kitchen that also leads to the discrete utility room and bathroom beyond.

From the ground floor the first flight of stairs leads to a split-level landing area, with three double bedrooms, each with at least one large double-glazed window, built in wardrobes and a recently installed family bathroom with underfloor heating. The master bedroom is at the front of the home and has two large windows with views over the quiet street.

Up a further small set of stairs is the fourth bedroom or study, created by previous owners when they converted the loft space and added a Velux window. There is ample eave storage in this room, plus space for a double bed or a desk.





## Garden

There is a small south facing private and paved patio space large enough for a full table and chair set. Double doors open from both the dining area and utility area onto the outside space. The house backs onto a private car park solely used by the church behind, which protects the patio from noise and largely from being overlooked.



The U-bended tree lined street is quiet, residential and populated with a number of architecturally interesting homes that create a beautiful Avenue.

# BO SQ



## Connectivity & Amenities

The house is incredibly well connected to the centre of London. It is a two minute walk from Peckham Rye station, which is currently under extensive development to create a modern station that is fully integrated with the surrounding public realm. Trains to Blackfriars take approximately 15 minutes, and to Canada Water take approximately 10 minutes.

The house is a five minute walk to the cafes, boutiques and restaurants of the popular Bellenden Village, as well as the well regarded Belham Primary School. Here you'll find The General Store, selling local produce including cheese from Neal's Yard, as well as Ganapati just at the end of the parallel street Holly Grove, a colourful friendly restaurant serving delicious South Indian food.

The house is surrounded by green spaces, with Holly Grove shrubbery running perpendicular, and a small park on Elm Grove itself. Warwick Gardens are just a 5 minute walk away, and provide table tennis tables, a basketball court and a children's play park as well as vast green space used frequently by dog walkers. The vast and popular Peckham Rye park is approximately a 12 minute walk away.

Further development just around the corner from the house is The Peckham Coal Line, a community-led project to reconnect Peckham's neighbourhoods with a new linear park linking Queens Road Peckham and Rye Lane.

