

Elm Grove, SE15



Peckham, London
Freehold
£950,000



Summary

This three-bedroom Victorian town-house was built in approximately 1890 on Elm Grove, a historical and tree-lined residential street that quietly sits within the bustle of Peckham. The home has been unlocked through the building of a kitchen extension, that allows light to flood into the enlarged cooking and social space.

Internally, with a total of three split-level floors plus the loft, 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 living and dining spaces connecting throughout.

Beautiful original Victorian features remain, such as the fireplaces, floorboards, doors and cornicing, but architecturally, there is a key opportunity to further unlock this home by creating a fourth bedroom by developing the loft space, as has been done in the neighbouring property.

The house is just around the corner from the Holly Grove park and shrubbery. It is also due to 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, sheltered from the street by hedgerow, is the front door to the home. Inside, a typical Victorian entrance corridor with timber floorboards and ceiling cornice leads to the staircase up, and to the staircase down to the basement. To the right off the entrance corridor are the two double aspect connected reception rooms and large bay window and seat, that both then lead through to the large kitchen extension.

The kitchen extension has double doors leading out onto the garden, and is covered by a glass ceiling that allows light to stream into the space.

From the ground floor the first flight of stairs leads to a landing area, a single bedroom and a family bathroom. Up a further small set of stairs are the two double bedrooms, both with original fireplaces, original floorboards and large sash windows. Above these two bedrooms is the large boarded loft space, accessible through a hatch above.





Garden

There is a small south facing private garden space large enough for a full table and chair set. The garden backs onto a private car park solely used by the church behind, which protects the garden from noise and largely from being overlooked.

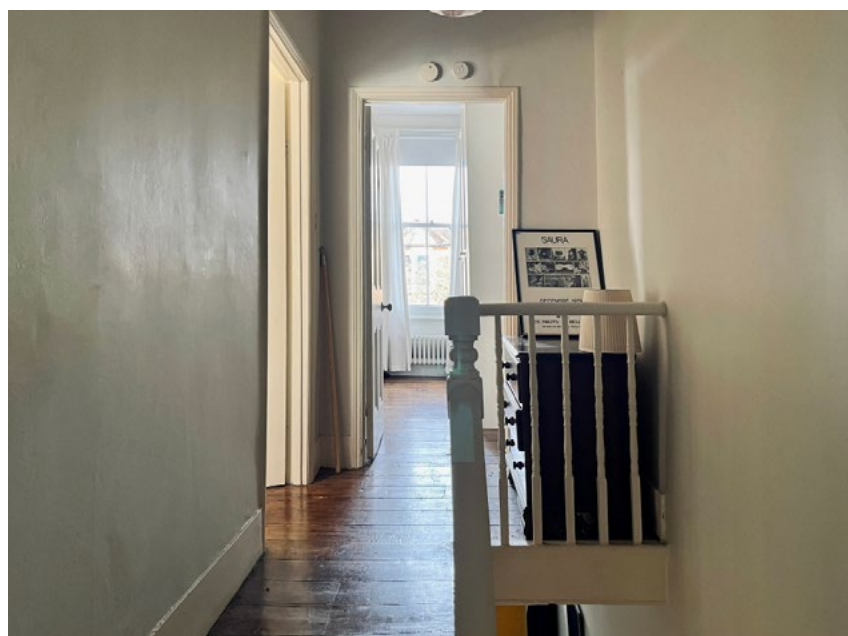


The U-bended tree lined street is quiet, residential and populated with a number of architecturally interesting homes that create a beautiful road.

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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.



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.