

## Shenley Road, SE5



Peckham, London  
Freehold  
OIEO £1,000,000

'This has been such a happy house. It faces out onto the perpendicular street, so you get a long commodious view from the lounge, and space for the afternoon sun to rocket down onto the front garden - you could grow anything there!'



## Summary

This three-bedroom Victorian townhouse was built in the 1870's on Shenley Road, a historical residential street that sits on the border of Peckham and Camberwell. The house lies opposite the perpendicular Oswyth road, allowing rays of sunshine into the house and front garden in the afternoon, where David Austin roses have grown tall.

Internally, the large rooms, corridors and landings make for easy and spacious movement around the house. With a total of four split-level floors plus the loft, the home embraces the typical Victorian style of private but well connected and proportioned rooms.

The house has had some internal modernisation, including under floor heating in the kitchen, recently upgraded sash windows, and fresh coats of paint and floorboard stain, but has retained its beautiful original features such as the fireplaces, floorboards, doors and cornicing. Architecturally, there is a key opportunity to further unlock this home by creating a side extension in the kitchen, and to develop the loft space.





## House Tour

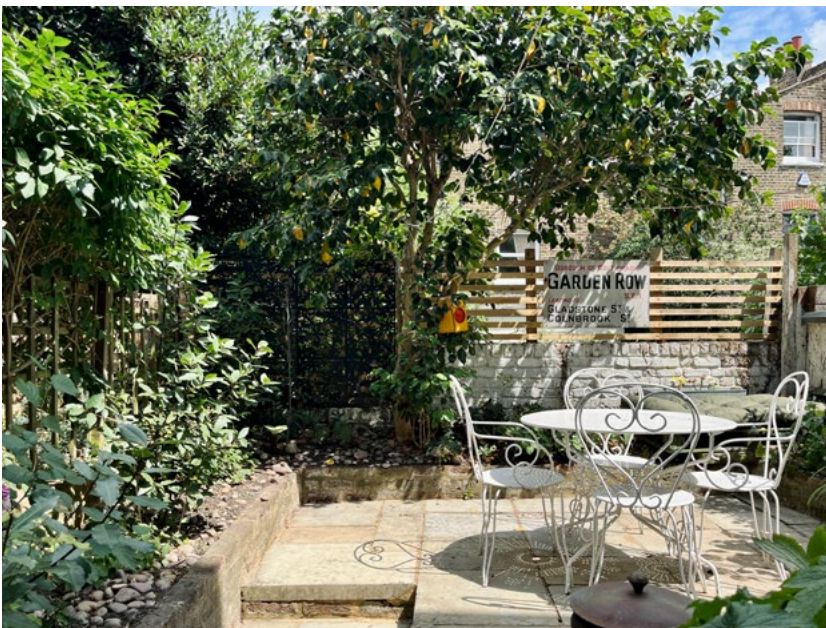
Through the front gate and garden, sheltered from the street by David Austin roses, is the Paul Smith inspired rainbow front door. Inside, a typical Victorian entrance corridor with original timber floorboards and ceiling cornice leads to the staircase up, and to the staircase down to the kitchen. To the left off the entrance corridor are the two double aspect reception rooms, spatially connected but separable by the original Victorian folding timber doors.

The kitchen has double doors leading out onto the garden, as well as a second door to the side return on the left, giving a nice circular movement. There are then stairs leading down to the basement from the kitchen, which is currently laid out as an L shape, with one branch used for storage, and one used as a utility area. The basement is light, as the current owner put a window in the utility area that looks out onto the side return.

From the ground floor the first flight of stairs leads to a large landing area, and an extensive family bathroom overlooking the garden. There is also a separate WC on this level. Up a further set of stairs are the first two double bedrooms, both with original fireplaces and large sash windows. Up a final set of stairs at the back of the house is the third and final double bedroom, with a large boarded loft space accessible through a hatch above, complete with Velux window.







## Garden

Double doors lead from the kitchen out into the quiet garden, a paved area for a table and chairs surrounded by luscious green flowerbeds and trees. The garden faces East, getting the best of the morning sunshine, and allowing the growth of the huge camellia which flowers with large red flowers in March, as well as a hydrangea, and next door's wisteria which has made a home to the side of the garden. There is also a holboellia or 'sausage plant', growing up the side of the house, which produces beautifully scented flowers.



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## Connectivity & Amenities

The house is well connected to the centre of London. It is an approximate 12 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. There are direct lines to Victoria, Blackfriars, Clapham Junction in approximately 15 minutes and both London Bridge and Canada Water in approximately 10 minutes. It is also just a 10 minute walk from Denmark Hill station, which has direct lines to Clapham Junction, and Dalston Junction.

The house is just a two minute walk to Peckham Road, with popular bars such as the Peckham Pelican, and the revered South London Gallery, recently renovated by 6a Architects. A further eight minutes' walk into Camberwell provides a huge variety of coffee shops, bars, delis, restaurants, shops and pubs, including Theo's Pizza, The Daily Goods coffee shop, the esteemed Silk Road Chinese restaurant, and The Camberwell Arms pub.

In the opposite direction, towards Peckham, the house is a 15 minute walk to the well regarded Belham Primary School, as well as the cafes, boutiques and restaurants of the popular Bellenden Village. Here you'll find The General Store, selling local produce including cheese from Neal's Yard, as well as Artusi and Ganapati, two local favourite restaurants with beautiful interiors and wonderful seasonal dishes.