

Holly Grove, SE15



Peckham, London
Freehold
£1,100,000

‘It’s a really peaceful and calm house. It’s beautifully light, and it’s full of big spaces that are clear of clutter or things that are no longer needed, to allow letting in the new.’

BO SQ



Summary

This Grade II listed three-bedroom Georgian townhouse was built in 1810, and was one of the first to be built on Holly Grove, a historical residential street that quietly sits within the bustle of Peckham. The home has a history of artistic owners and residents, the evidence of which is present in its current interior style, and epitomised by the striking iron spiral staircase centrepiece that connects the three floors.

The house is within the Holly Grove conservation area, along with the Holly Grove park and shrubbery opposite. It is due to benefit heavily from the planned development of Peckham Rye station which is just a minute walk away.

Internally, there is a distinct style that has come together through a consistent love shown by the current owner, who has put together a home that emulates truly accessible design. It's minimal, clean and bold but with fireplaces and ceramic tiles that feel homely and cosy.





House Tour

The front door is located to the side of the house, along with access to the rear garden. Immediately through the front door is a large entrance hallway with the iron spiral staircase proudly leading to both the lower kitchen and lounge area, and first floor bedrooms. To the left is a large bedroom overlooking Holly Grove shrubbery, and to the right is the large family bathroom equipped with corner bath.

Taking the spiral staircase up, leads straight into the master bedroom with its open loft space above. Leading from the master bedroom is a further bedroom at the front of the house, overlooking the street and shrubbery.

Downstairs on the lower ground floor is the open plan kitchen, dining and lounge area, split by the iron spiral staircase that perfectly segments the large room without losing the feeling of space. The floor is tiled with red Quarry floor tiles, which contrast wonderfully with the chunky white brick walls of the fireplace and log burner that sit at the north facing side of the room. The south facing end of the room is home to the kitchen, a warm and thoughtful space with a bohemian feel.



Garden

The railway line runs perpendicular to the end of the garden, and provides a strong and impactful vision of infrastructure as well as partial cover during the rainy months of the year.

The garden is private, south facing, and has steps leading straight down and into the kitchen. Both the back and front garden are visited often by an array of wild birds, and meadow seeds have been sewn in the front garden.



BO SQ



Connectivity & Amenities

The house is incredibly well connected to the centre of London. It is a one 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 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.

Community

The current owner has thoroughly enjoyed both the neighbourly nature of the street, and the wider surrounding communities. The community is entirely inter-sectional, safe and accepting.

The street lies on an intersection of a number of communities, which offers a full and expressive experience of Peckham.

