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Robert Vincent is delighted to offer to the market this rarely available and impressive three-double-bedroom Victorian family home, beautifully presented throughout and complemented by a private rear garden.

Thoughtfully modernised while retaining a wealth of its original period charm, this impressive home is situated on one of Peckham's most highly regarded roads and offers generously proportioned accommodation arranged over two floors.

The ground floor provides two spacious reception rooms, with the front reception room featuring a stunning period fireplace which creates an impressive focal point. To the rear is a particularly spacious and impressive kitchen/diner, with a convenient side door providing direct access to the private rear garden.

To the first floor, the property offers three well-proportioned double bedrooms, including a good-sized principal bedroom featuring attractive solid Oak flooring, together with a stylish contemporary bathroom suite.

Externally, the property benefits from a private, low-maintenance rear garden, laid predominantly with AstroTurf and complemented by a large wooden shed, providing excellent additional storage.

The property is offered to the market with no onward chain, making it an ideal opportunity for buyers seeking a substantial and beautifully presented Victorian family home in a highly sought-after Peckham location.

Choumert Road is ideally positioned for an excellent selection of local amenities and green spaces. Warwick Gardens, Goose Green and Peckham Rye Common are all within easy reach, while Bellenden Road and the surrounding area offer a fantastic choice of independent cafés, restaurants, bars and shops.

For commuters, Peckham Rye Station is approximately 0.2 miles away, providing excellent transport connections into central London and beyond.

A superb Victorian family home combining period character, generous accommodation and an enviable Peckham location.

Early internal viewing is highly recommended.

Call Robert Vincent today to arrange your viewing.

Council Tax Band: E (London Borough of Sothwark)

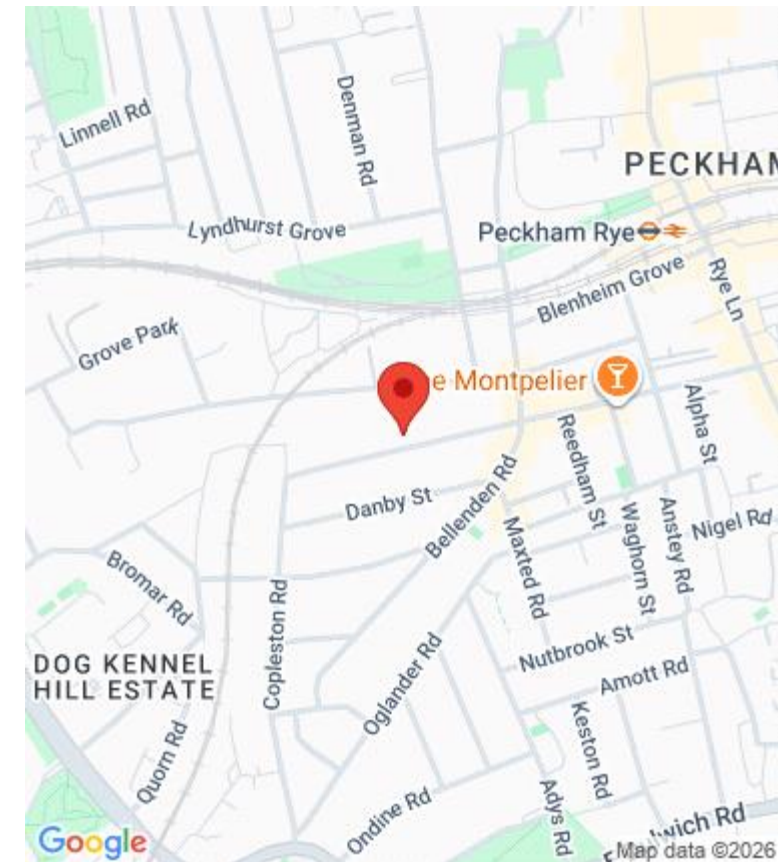
Tenure: Freehold

Parking options: On Street

Garden details: Rear Garden

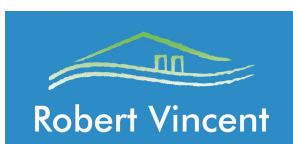


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-)                                       | 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 |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only  
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