



**Chadwick Road, SE15**

**£1,275,000 - £1,325,000**

**3 Double Bedrooms | South-Facing Garden | En-Suite | Victorian End of Terrace | Solar Panels**

**GARETH  
JAMES**



# Chadwick Road, SE15

## Freehold

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Perfectly configured for relaxed modern living, this three bedroom (plus study), Victorian end of terrace is stylishly appointed throughout with luxurious interiors extending to a tranquil entertaining garden. It is set on a tree-lined wide street in the heart of sought-after Peckham.

This home is one of the largest on this part of Chadwick Road and flows over approximately 1600 square feet, with a width that is rarely seen in this area. Internally the home offers three double bedrooms plus an extra study room, two modern and stylish bathrooms, two reception rooms knocked through to create one luxurious living space and also a large kitchen/diner at the rear, perfect for dining and entertaining. The master bedroom features a walk in wardrobe and en-suite bathroom. The garden at the rear, is a mixture of grass and paving, rounds off a very exciting unique home. Other fantastic benefits include a ground floor WC, stunning tiling in the entrance hallway, double glazed timber sash windows and side access to the garden from Choumert Grove.

Bellenden Road is a very short walk away for independent shopping, cafes, pubs and restaurants. Rye Lane is also incredibly close for more shopping options (fruit markets and such too), Peckham Plex Cinema and The Bussey Building. In the summer months, Frank's Campari Bar is a treat atop Peckham's main car park. The Villa Nursery and Pre-Prep is close for the kiddies (from age 2) as is the exclusive and much sought after Belham Primary.

Peckham Rye station is a short walk away giving easy and quick access into Blackfriars, London Bridge, Victoria, St Pancras International and is also on the East London Overground Line with direct trains to Shoreditch High Street, Canada Water and Clapham Junction.

Council tax band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

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Bellenden Road branch is an official drop off point for Southwark Foodbank donations.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.