



ADYS ROAD, PECKHAM RYE, LONDON, SE15  
**£1,450,000 FREEHOLD**

**SITUATED ON ONE OF SE15'S MOST SOUGHT  
AFTER ROADS IS THIS IMPRESSIVE FIVE  
DOUBLE BEDROOM FAMILY HOME.**

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Tenure Freehold | Council Tax Band E – London Borough of Southwark |

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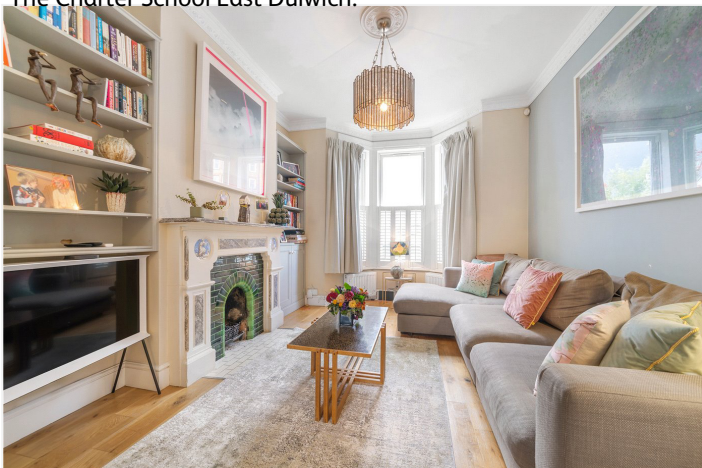


## DESCRIPTION:

This stunning Victorian three-storey house, located on the sought-after Adys Road in Peckham Rye, exudes period charm with modern living. Offering five spacious double bedrooms, this property perfectly blends classic Victorian features with contemporary design. The ground floor welcomes you with an elegant double reception room, boasting bespoke joinery, engineered wood flooring, high ceilings and sash windows. At the rear, the property opens into a beautifully extended, open-plan kitchen diner, boasting lots of natural light. French doors lead out to a landscaped, west-facing garden, perfect for alfresco dining and for the kids. On the first floor, you'll find three generously sized double bedrooms, offering plenty of space for family or guests, along with a stylish family shower room. The second floor houses two further double bedrooms, one boasting an ensuite bathroom and a private balcony. A second family bathroom completes this floor, ensuring convenience for larger households. With its spacious layout, period features, and prime location near the vibrant amenities of Peckham Rye and East Dulwich, this house is a truly impressive home ideal for family living. The location offers easy access to Lordship lane (0.3m), Bellenden Road (0.2m) for an array of impressive independent shops, bars and restaurants. Transport links are provided via East Dulwich station (0.4m) for direct links to London Bridge, Peckham Rye station (0.6m) for the overground connections to Victoria and Blackfriars or Denmark Hill (1m) also offering Overground connections. • please name schools: The property is sat within a highly sought after location for local nurseries, primary and secondary school catchments such as for the Belham or St. John's & St. Clement's Primary Schools and The Charter School East Dulwich.

## AT A GLANCE

- Five Double Bedrooms
- Double Reception Room
- Open Plan Kitchen/Diner
- Two Shower Rooms & One Bathroom
- West Facing Garden
- Cellar & Balcony
- Fantastic Location







APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: 1829 SQ FT / 169.8 SQ M  
 APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: 1752 SQ FT / 162.7 SQ M

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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