# Choumert Grove, Peckham Rye £875,000

*Please note: the furnishings shown are for illustrative purposes only and have been added to demonstrate how the property could be styled and presented.*

There is nothing average about this Holly Grove Conservation Area home. Three floors and 1150 square feet deliver three bedrooms, a vast reception room, a smart eat-in kitchen, and a double-height bathroom.

Despite its immaculate period-appearance, your new brick-built home was built in 2003. A low-maintenance modern-build property therefore, with the proportions and charm of its Victorian counterparts. More good news is that the property is being sold without a chain.

You are in an end of terrace position on Choumert Grove, winning-at-life close to Peckham Rye Station (Zone 2) and Bellenden Road. The house doesn't have a rear garden so don’t expect to find one – however there is a lovely south-west facing front garden you can happily sit out in and watch the world go by, and you are within easy walking distance of Warwick Gardens and Peckham Rye Park and Common’s 113 acres.

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# Choumert Grove

**Ground Floor = 543 sq ft**

**First Floor = 363 sq ft**

**Second Floor = 243 sq ft**

Approximate Gross Internal Area
GROUND FLOOR = 543 sq ft / 50.44 sq m
FIRST FLOOR = 363 sq ft / 33.72 sq m
SECOND FLOOR = 243 sq ft / 22.57 sq m
Total = 1149 sq ft / 106.74 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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