

Choumert Road, Peckham Rye

£725,000



This delightful two double bed, two bath Victorian conversion flat of 931 square feet sits in a seriously-central Peckham Rye location, on one of Peckham's principal streets within Holly Grove Conservation Area - just a few minutes from Peckham Rye Station (regular and Windrush line services here), Warwick Gardens and Bellenden Road.

It is a modernised two storey home with surprisingly-leafy vistas for its Zone 2 location, and it incorporates a master suite in the well-designed loft conversion (which delivers a dressing area and en suite bathroom, plus eaves and additional built-in storage).

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## Choumert Road



**Ground Floor**  
Entrance = 37 sq ft

**First Floor = 541 sq ft**

**Second Floor = 353 sq ft**

 = Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area  
ENTRANCE GROUND FLOOR = 37 sq ft / 3.44 sq m  
FIRST FLOOR = 541 sq ft / 50.28 sq m  
SECOND FLOOR (Excluding Eaves Storage) = 353 sq ft / 32.79 sq m  
Total = 931 sq ft / 86.49 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)