



The Gardens, London  
SE22



*Beyond your expectations*

# A wonderful, warehouse-style house EPC: B

**Hamptons International**

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4 Bedrooms | Reception Room | Bathroom | En-suite shower room | En-suite Dressing Room | Entrance Hall/Study | Kitchen/Breakfast Room | Dining Room | Downstairs WC | Utility Room | Larder | Roof Terrace | Patio | Garage

**Asking Price £1,399,999 Freehold**

## Description

Offered with no onward chain, a wonderful, warehouse-style house with fabulous entertaining space. Extending to over 2,500 square feet of versatile space, the house is full of light and has been decorated in a modern, tasteful way. There is a patio garden accessed from the kitchen and a roof terrace accessed from the first floor reception room. Planning permission has been granted for a further roof terrace at the top of the building and for the existing integral garage to be converted to further living or bedroom space. The entire ground floor has underfloor heating and a convenient laundry chute that goes from the first floor directly to the utility room below.

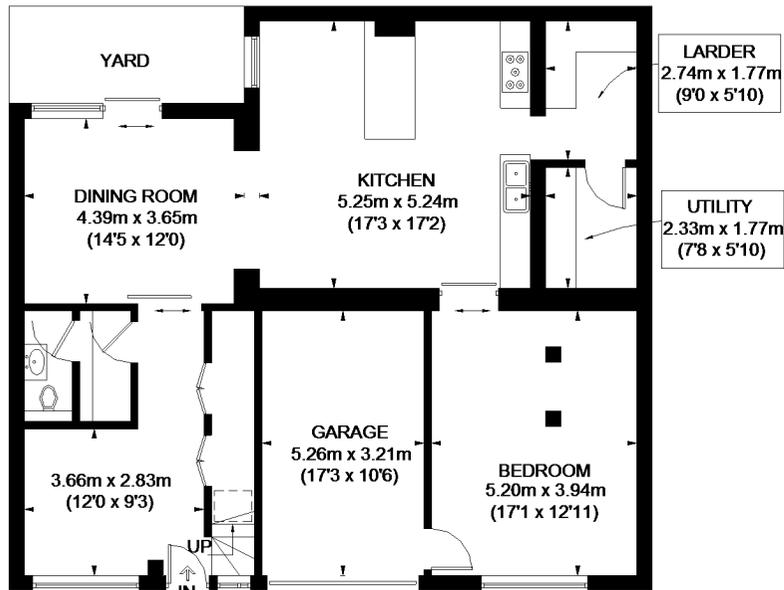
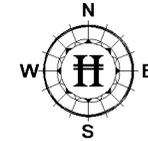
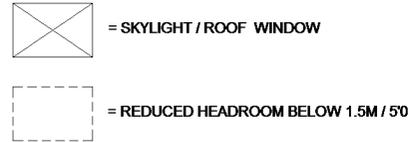
## Location

The Gardens is a very popular street just off Peckham Rye with a delightful communal garden in the middle of the square and a popular coffee shop on the corner of the street. Peckham Rye station is less than a mile away with trains to London Victoria, London Bridge and the London Overground line goes to Canada Water, Clapham Jct and Shoreditch. The green space of Peckham Rye is moments away and the shops and restaurants of Lordship Lane are all within easy reach.

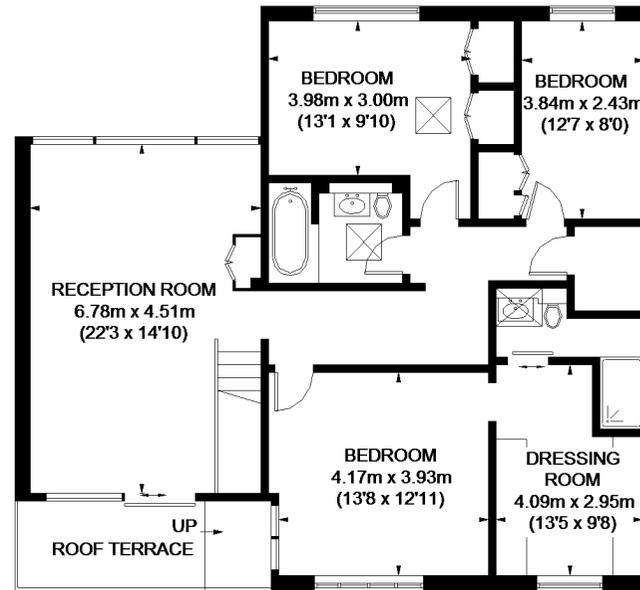


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

# THE GARDENS



**GROUND FLOOR**



**FIRST FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE)  
GROUND FLOOR = 1314 SQ. FT. (122.1 SQ. M.)  
FIRST FLOOR = 1201 SQ. FT. (111.6 SQ. M.)  
TOTAL = 2515 SQ. FT. (233.7 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 163388)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

