



## Amott Road, Peckham Rye, London, SE15

£1,450,000 *Freehold*



This stunning four-bedroom Victorian house on Amott Road blends classic charm with modern convenience, offering a stylish and comfortable living experience. The ground floor features high ceilings, original wood flooring, and large windows that flood the space with natural light. The spacious living areas are perfect for both entertaining guests and relaxing with family. The garden offers an ideal space for al fresco dining, gardening, or simply soaking up the sun. One of the standout features of this property is its four fireplaces, located in both reception rooms and two of the bedrooms.

### KEY FEATURES

- Victorian, Terrace
- Double Reception
- Stunning Kitchen/Diner
- Downstairs Cloakroom
- Front & Rear Garden
- Central Location



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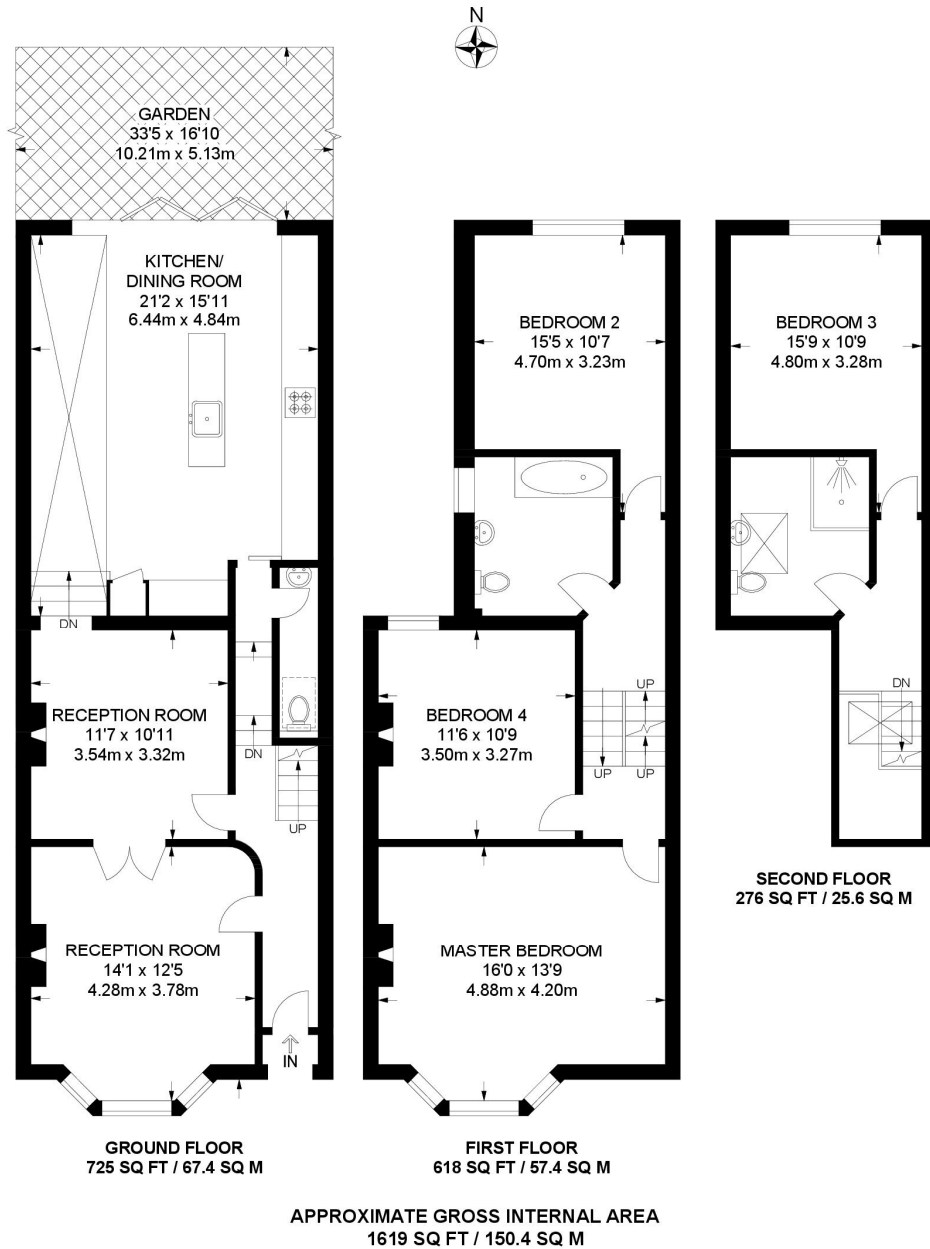
The fireplace in the first reception room is live, adding a touch of warmth and character to the home. Additionally, the kitchen and top-floor bathroom benefit from heated flooring, ensuring extra comfort during colder months. The house underwent a full refurbishment in 2014, including a side extension. The works included new central heating, a new boiler, double glazing, full rewiring of electrics, and stripping the walls down to the brick level, which were then re-plastered and repainted. In 2023, the property has been fully redecorated, both internally and externally, ensuring it is in pristine condition. Conveniently located close to Lordship Lane and Bellenden Road, residents have easy access to an array of trendy boutiques, cafes, and restaurants, creating a vibrant local atmosphere. The proximity to Peckham Rye and East Dulwich stations ensures excellent transport links, connecting you effortlessly to the rest of London. The property also has the potential for a loft extension, subject to necessary planning permissions (STPP), allowing you to tailor the space to your needs. Furthermore, the property benefits from being within the catchment area of some of the most sought-after schools in the area, including St John & St Clements Primary, The Belham Primary, and Charter Secondary.





## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** E  
**EPC rating:** D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	73
(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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