

Choumert Square, SE15



Peckham, London
Freehold
£650,000

'It's just magical. We love this street, it was a community before the lockdown street Whatsapp groups emerged. We have annual street parties, National Garden Society open days and carols at Christmas, not to mention Friday's where people like to have a drink outside if it's a sunny day.'



Summary

This two-bedroom house in Choumert Square was built in the early 1880's, along with 45 other Victorian homes that form two lines of facing terraces on the private pathway in Peckham. The entrance to the little terraced street is on Choumert Grove, around a 3 minute walk from Peckham Rye station.

The house has been impeccably renovated in the last 5 years, from double glazing throughout to engineered oak flooring on the ground floor; each high-spec finish comes together to create a light and versatile home.

The beauty of this home is elevated by the private street it sits quietly on. A paved pathway leading off Choumert Grove, Choumert Square is a garden oasis in the heart of Peckham. Each house has its own front garden that separates the pathway from the front doors, and each has been lusciously imprinted with the personality of the people that live in the house behind it.

BO SQ



House Tour

The home is on the north facing side of Choumert Square, which allows it to remain cool in the summer, but receives a lovely blast of morning and afternoon sunlight from the East and West. Through the front garden is the front door, sat between bay windows that frame the entrance. Immediately inside, the space opens out into the lounge and kitchen, with a dining space in an alcove to the left. At the back of the house are stairs, storage cupboards and the family bathroom, with a Japanese style deep soak bath.



Upstairs are the two bedrooms off a small landing; at the back of the house the smaller of the two bedrooms that is currently being used for children, (but has previously been used as an office and spare room), and at the front of the house the master bedroom.



There is a loft space above both bedrooms, giving the possibility to extend upwards, as has been done in a few other homes along the street.



Garden and Community

Described by the media as 'London's best kept gardening secret' and a 'floral canyon', the front gardens of Choumert Square are some of the prettiest in London, creating a small and secluded countryside in the inner city. Plants such as Jasmine, Clematis, Roses, creeping Wisteria and arches of honeysuckle are plentiful, and seem to spill over impressively into pots and tubs that line the street in their hundreds.

At the end of the street is a communal garden, which is used by all residents for all manner of events, including weddings, Pride celebrations and garden parties. It is managed by the Choumert Square Garden Society who keep it topped up with communal compost and the like.

It is tending the gardens that has spun a strong thread through the square, creating a special community spirit, where everyone is trusted, childcare is plentiful, and items are borrowed or handed down freely. There are no back gardens, so many of the residents of Choumert Square have put seats in the plant filled front gardens, so that they can sit and chat with one another during evenings and weekends.

The gardens open to the public a few times a year, but notably for the annual open garden event held through the National Garden Society. Residents open the gates and put on a variety of stalls in their front gardens, whilst live music plays in the large garden at the end of the walkway.

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Connectivity & Amenities

The house is incredibly well connected to the centre of London. It is a 3 minute walk from Peckham Rye station, which is currently under extensive development to create a modern station that is fully integrated with the surrounding public realm. From this station, there are direct lines to Victoria, Blackfriars and Clapham Junction in approximately 15 minutes, and both London Bridge and Canada Water in approximately 10 minutes.

The house is a five minute walk to the cafes, boutiques and restaurants of the popular Bellenden Village, as well as the well regarded Belham Primary School. Here you'll find The General Store, selling local produce including cheese from Neal's Yard, as well as Artusi, a local favourite restaurant with a beautifully pared back interior serving seasonal dishes.

Further development just around the corner from the house is The Peckham Coal Line, a community-led project to reconnect Peckham's neighbourhoods with a new linear park linking Queens Road Peckham and Rye Lane.