

# INIGO



## *Choumert Square*

LONDON

£685,000 FREEHOLD

This charming house sits on picturesque Choumert Square, a romantic, pedestrianised lane of Victorian houses nestled in the centre of Peckham. Set behind their own gardens, the houses also have access to a lovely communal garden.

Recently restored, this house unusually includes a mezzanine area, currently used as a study but could also be a guest sleeping platform.

### *Setting the Scene*

Choumert Square and its cottages were built circa 1870 and named after the 19th-century landowner George Choumert. All the houses have front gardens which run along the lane, meaning the whole square is blooming with flowers. There is a wonderful sense of community among the residents; every Christmas since 1983, they gather to sing carols by lamplight, accompanied by a brass band and glasses of mulled wine.

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### *The Grand Tour*

A light-filled dining and sitting room sits to the front of the house, tucked behind windows and a glazed door, which draw light into the space throughout the day. Engineered oak floors are set against white-painted walls. A fitted bench sits on one side of the room, creating a clever solution to provide more storage and seating. Originally the hallway, there is the original stained-glass front door here. To one side are floor-to-ceiling fitted bookshelves.

The kitchen is found to the rear of the plan, composed of white cabinetry, wooden worktops and an open shelf above the cooker, perfect for displaying cookbooks or storing kilner jars. There is also a shower room on this floor, clad with vibrant turquoise blue Zellige tiles. A skylight, coupled with a stained glass clerestory window bath in light.

The first floor is home to a bedroom, with original narrow floorboards, and a refined dressing room. A double-height space, floor-to-ceiling cupboards are crowned with space for a pulley-maid. Here, a mezzanine has been constructed; currently used as a useful office space, it could easily be a sleeping platform too.

### *The Great Outdoors*

A paved front garden with roses, peonies and trailing jasmine is the perfect spot to enjoy the afternoon sun. At the end of the lane is a large and lovely communal garden, filled with yucca and hydrangea, with benches and tables for eating alfresco. The lane itself is awash with flowers in the summertime as plants and shrubs bloom in the well-kept front gardens along the street.

### *Out and About*

The cafes, boutiques and restaurants of Bellenden Village are all within two minutes walk, as well as the well-regarded Belham Primary School. The General Store is a neighbourhood grocery store and coffee shop presenting the finest seasonal produce, including Neal's Yard cheese and a selection of natural wines. Excellent neighbourhood restaurants include Levan, Artusi and The Begging Bowl. Review Bookshop is a fantastic local independent bookshop. Market, at the end of Blenheim Grove, houses work spaces, Tonkotsu and rooftop views from Forza wine.

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Peckham is brilliantly positioned for a wide range of amenities, including the vast number of delis, restaurants and shops of Lordship Lane. The Bussey Building and Peckham Levels, off Rye Lane, host an active and varied programme of yoga/dance classes, workshops, street-food and pop-up bars.

The green spaces of Peckham Rye, Telegraph Hill and Goose Green are very convenient for children and dog walkers, while Nunhead Cemetery is a beautiful woodland oasis with wonderful views across the city skyline. The Belham Primary School is nearby, on Bellenden Road.

Peckham Rye is the nearest station, just a two-minute walk away, running London Overground services to Shoreditch High Street and Dalston Junction in one direction and Clapham Junction in the other. Connections to the Jubilee Line can be reached at Canada Water (ten minutes) and the Northern Line at Clapham High Street (11 minutes). Southern trains run services to London Bridge with a journey time of around seven minutes. Southeastern Trains runs services to Victoria (16 minutes) and Thameslink services run to Kings Cross St Pancras (20 minutes). There are easy road connections out of London via the A2.

Council Tax Band: C

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.