

INIGO



Highshore Road

LONDON SE15

SOLD

This delightful two-bedroom apartment is on the ground floor of a Victorian terrace just off Rye Lane in Peckham's Holly Grove Conservation Area. Its smart red-brick and stucco façade is a cheery presence on the street, while inside, light pours through sash windows to fall on original floorboards, moulded decoration and a palette of playful colours.

Setting the Scene

Mentioned in the Domesday Book in 1086 as 'Peccheham' and 'Pekham' in 1361, the many iterations of Peckham's name are often thought to stem from 'the place of the river Peck', a small stream that ran in the area. Arable land and meadows until the 19th century, Peckham became known as an ideal location for a countryside retreat for wealthy city dwellers looking for fresh air and access to nature.

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Formerly known as Hanover Street, Highshore Road is situated near to Holly Grove, which is lined with some of the area's oldest buildings. It is also close to modern additions which have driven the area's revival, such as Peckham Library, which won the Stirling Prize for Architecture in 2000.

The Grand Tour

The front door of the apartment is to the side of the terrace, tucked behind a coded gate. The door, gates and window woodwork are finished in 'Invisible Green' by Little Greene, giving the apartment's profile a wonderfully cohesive character. Entry is to the hallway, where the deep green colour scheme continues. Here and throughout, original floorboards run underfoot.



The warm living room is at the front of the plan, with a box bay of sash windows that overlook the shared front garden. High skirting boards, a picture rail and crown moulding decorate the room and speak to its Victorian origins. A fireplace provides a lovely focal point, with tall, built-in shelves in one of its adjoining alcoves offering the perfect spot for books, photographs or some freshly cut flowers.

Grounded by weathered floorboards, the kitchen lies at the end of the hallway. Bespoke shelves, finished in 'Citrine' by Little Greene, sit above deep blue cabinetry with Matilda Goad chocolate bamboo hardware. The oven is from Smeg and has a four-ring gas hob above; there is also a stainless steel sink set into wooden countertops. The room has plenty of space for a dining table and chairs next to a large sash window. Beyond the kitchen is a utility room and pantry, with matching cabinetry and shelves atop a poured concrete floor. Windows in the utility room frame views of the shared courtyard garden beyond, with a stable-style door that can be opened to beckon in a cool breeze.

Both of the apartment's bedrooms are characterful and unique spaces. As with the rest of the home, a considered colour palette has been used: the principal is painted in Farrow and Ball's 'Setting Plaster', while the second room is in 'Cooking Apple Green'.

The shower room is at the rear of the plan, with a sash window that draws in natural light. The shower is fitted in the corner of the room and there is a ceramic sink set on a useful storage cabinet.

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The Great Outdoors

The house has two distinct shared outdoor spaces: in the front, a sweet front garden behind a low brick wall provides space for some creatively potted plants, while at the rear (accessed via the utility room) is a south-facing courtyard garden with timber decking running underfoot – a perfect spot for outdoor dining in the warmer months.

Out and About

Highshore Road is in the heart of Peckham, mere minutes from some of London's finest independent eateries, boutiques, and cultural hotspots. 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. There is also a long list of locally owned and much loved shops such as Day Boutique, Form SE15 boutique, Flock and Herd butchers, and Sourcing Table wine. Review Bookshop is a fantastic local book shop and nearby Toad Bakery is ranked among the best in the UK.

The Bussey Building is just off Rye Lane, hosting an active and varied programme of yoga/dance classes and workshops, including rooftop yoga in the summer months, along with a residency from the Royal Court Theatre, the Multi Story Orchestra, and Bold Tendencies gallery. Hannah Barry Gallery is close by too, as is the East Dulwich Picturehouse Cinema. Milo and the Bull and The Yard offer fantastic exercise classes.

The green spaces of Peckham Rye, Goose Green, Warwick Gardens and Ruskin Park are easily reached and convenient for children and dog walkers.

Peckham Rye is the nearest station; just a four-minute walk away, it runs London Underground 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 (10 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 Farringdon and King's Cross St Pancras (20 minutes).

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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.