AUCOOT



ADDRESS

Highshore Road, Peckham, SE15

PRICE

£1,500,000

DESIGNER

T. 020 7112 4907

SALES@AUCOOT.COM

INFORMATION

Built circa 1840s, this listed, Georgian-style house is positioned on one of Peckham's most established streets, moments from Bellenden Road and Rye Lane. Arranged over three floors, the layout is clear and well resolved, with generous proportions, high ceilings and natural light drawn deep into the plan through elegant sash windows.

A broad double reception sits at the front, where light moves evenly across the space, reinforcing its sense of scale. Pine floorboards run underfoot, while the detailing has been carefully retained, giving the house a calm, assured character.

To the rear, the plan opens into a kitchen and dining space with a direct connection to the garden. It is a sociable, well balanced room, shaped for both everyday living and entertaining. Openings have been widened over time, with joinery introduced carefully, allowing newer elements to sit comfortably within the original structure.

A lower ground room provides a useful additional space, suited to a study, occasional bedroom or storage, with a separate WC also on this level.

Upstairs, the bedrooms are quiet and well proportioned, each with a consistent sense of volume and light. A recently completed bathroom introduces a more contemporary layer, finished with underfloor heating and a restrained material palette.

The garden reads as a natural extension of the house, with year round planting, mature trees and a softer, more natural approach. Set within it is a remarkable studio by Unknown Works, a Japanese shou sugi ban charred timber structure with a large rooflight and specialist acoustic construction. Originally conceived as a music studio, it offers a rare and highly flexible space that could equally work as a workspace or a place to retreat. The architects explained the intention: "Its embedded form allows for increased ceiling height, while the curvature encourages visitors to sit against the façade, amplifying the sounds of the garden as well as acting as a sun trap in the nooks".

There is off-street parking outside the house with an electric charging point easily accessible.

Highshore Road sits within the Holly Grove Conservation Area, moments from Bellenden Road and Rye Lane, where a cluster of independent shops, wine bars and cafes give the area its distinct character. Peckham Rye station is close by, with regular services into London Bridge, Victoria and Blackfriars. There is also the Windrush line for a direct link to East London, with Dalston and Shoreditch stations reached in under 30 minutes.

EPC

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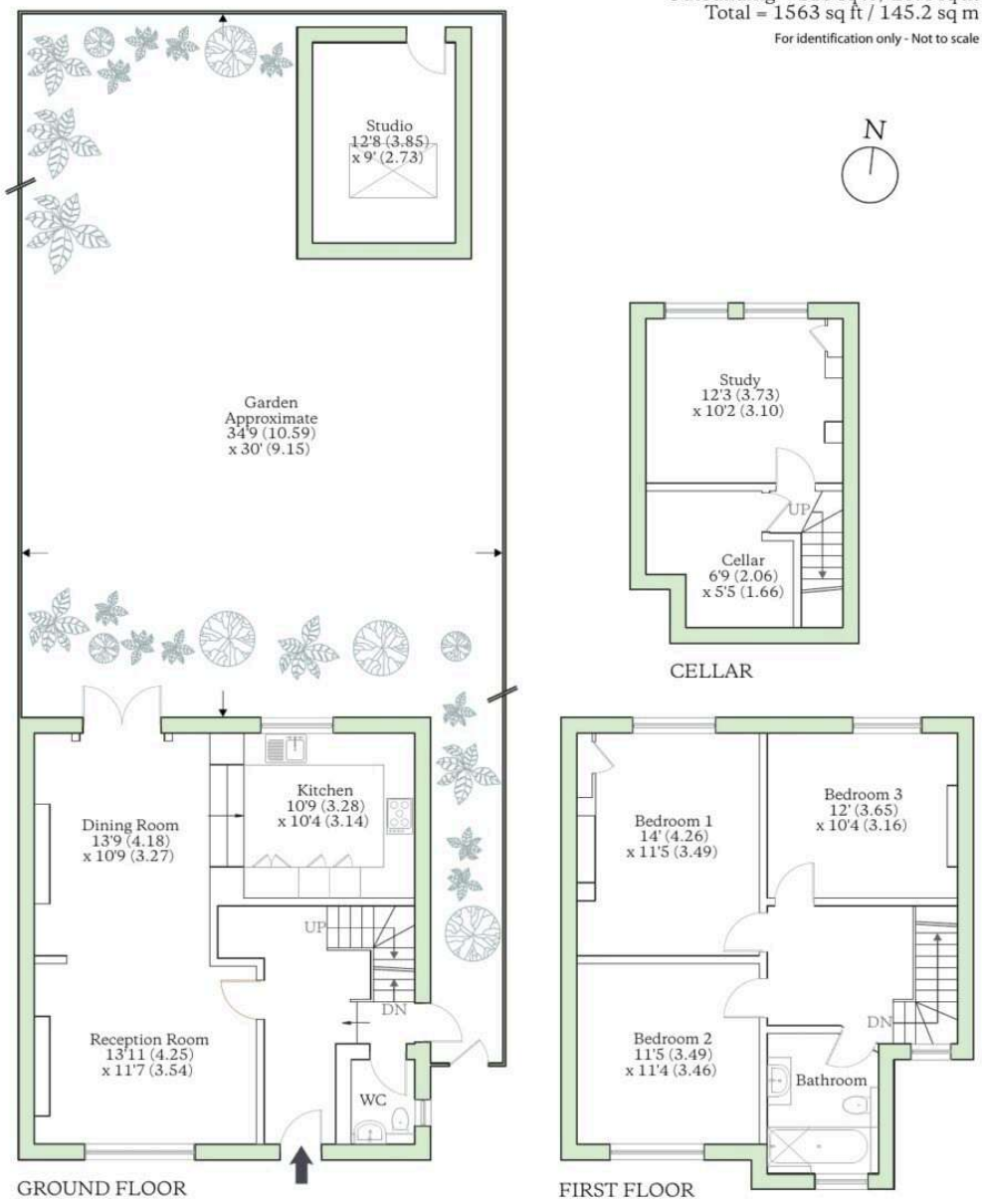






Highshore Road, London, SE15

Approximate Area = 1450 sq ft / 134.7 sq m
Outbuilding = 113 sq ft / 10.4 sq m
Total = 1563 sq ft / 145.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026
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