

LYNDHURST WAY, PECKHAM, SE15

FREEHOLD

£1,500,000



## SPEC

Bedrooms : 3  
Receptions : 2  
Bathrooms : 2

## FEATURES

William IV Villa  
Four Beautiful Floors  
Wonderful Mature Garden  
3/4 Reception Rooms



LYNDHURST WAY SE15  
FREEHOLD



LYNDHURST WAY SE15  
FREEHOLD



LYNDHURST WAY SE15  
FREEHOLD



LYNDHURST WAY SE15  
FREEHOLD



Elegant and Spacious Two/Three Bedroom Grade II Listed William IV Villa over Four Floors.

Note: Additional Internal Images Coming Soon

Amongst the first buildings on the much-loved Lyndhurst Way, this elegant two/three bedroom period villa boasts a wonderful corner position. Making up half of 'Eubank Villas', so named in honour of its original occupant, the property is spread politely over four fantastic floors. The accommodation comprises two/three double bedrooms, three/four receptions, kitchen, two bathrooms and utility room. There is also a spacious loft room ripe for any amount of uses. The leafy and lush L-shaped garden wraps around the southerly end of the house. It's generous, sunny and well stocked with mature plants, shrubs and trees. You couldn't ask for any more amenities to be close to you. The lovely Bellenden Village, a short stroll through Warwick Gardens, promises a wonderful café, pubs, book shop, dry cleaners and deli. Transport is taken care of with nearby Denmark Hill and Peckham Rye Stations (both zone 2) and the plethora of buses that will whisk you to the West End and beyond.

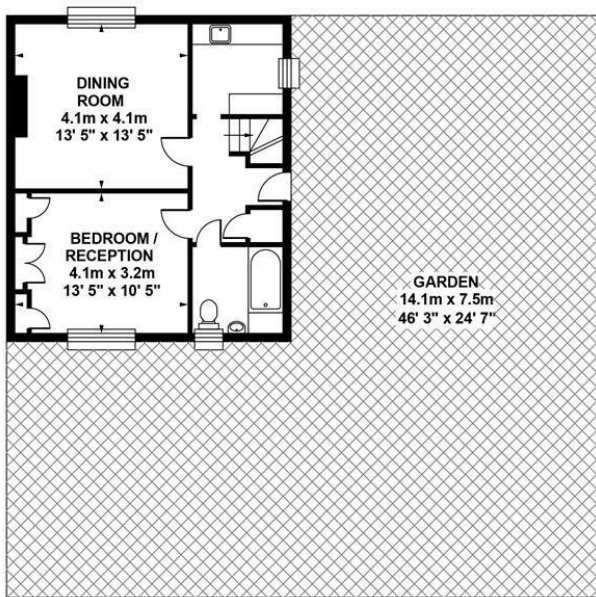
The handsome exterior presents confidently with a wonderful arched sash, London stock brickwork and steps leading up to your original door. A bright, inviting hall greets you gracefull with a wonderful arched fanlight affording plenty of light. A front aspect reception supplies a lovely original feature mantel and wooden shutters either side of the sash window. This is separated from the rear reception via double doors. A handy utility room completes this floor.

The lower ground floor has a formal dining room and a further reception which would also make a fine double bedroom. This sits next to a bathroom and there's a neat kitchenette too. Access is offered directly to the garden to the rear. Heading up your original staircase you meet a light, bright and airy landing with tall arched sash window. There are two large double bedrooms - one to the front and one rear. A second bathroom is also accessed off the landing. A handy storage/dressing room offers a neat stairwell that winds upward to that fab loft room.

You're just a stroll from any amount of social attractions - there are bustling bars, eateries, parks and cultural hotspots in every direction. For example, you're within a moment's stroll of the South London Gallery and the wonderful Crane's Kitchen restaurant, plus the quirky Bellenden Road shops are at your fingertips. You have all sorts of buses at the end of the road travelling into and across London, with night services too. A 10-minute walk has you at either Denmark Hill or Peckham Rye stations (both Zone 2) with quick services to Victoria, Blackfriars, Farringdon, London Bridge, Cannon Street and beyond. There are over six bus routes close by if you fancy going West! Dulwich Foundation schools are easily accessible by bus or car. The area is also home to one of London's best hospitals, Kings College, which is a 10-minute walk away. Camberwell enjoys an eclectic variety of independent food stores and a number of excellent bars and restaurants, including the Crooked Well on Grove Lane, the award-winning Camberwell Arms which does a cracking Sunday lunch and the renowned Silk Road. There are a number of fantastic parks in the area, offering an abundance of nature and play, including Brunswick Park, Warwick Gardens, Lucas Gardens, Burgess Park, Lettsom Gardens, and many more.

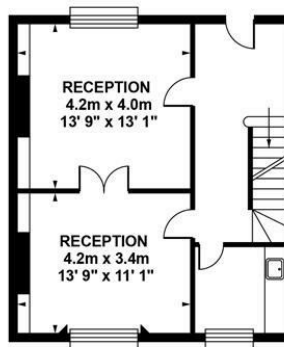
Tenure: Freehold

Council Tax Band: F



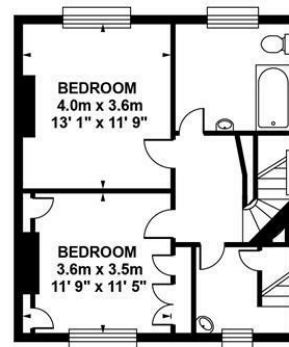
**LOWER GROUND FLOOR**

Approximate internal area :  
48.75 sqm / 525 sq ft



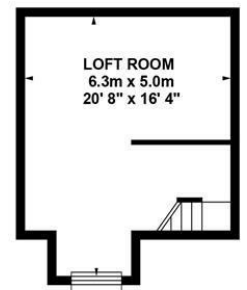
**UPPER GROUND FLOOR**

Approximate internal area :  
48.75 sqm / 525 sq ft



**FIRST FLOOR**

Approximate internal area :  
48.75 sqm / 525 sq ft



**SECOND FLOOR**

Approximate internal area :  
28.00 sqm / 301 sq ft

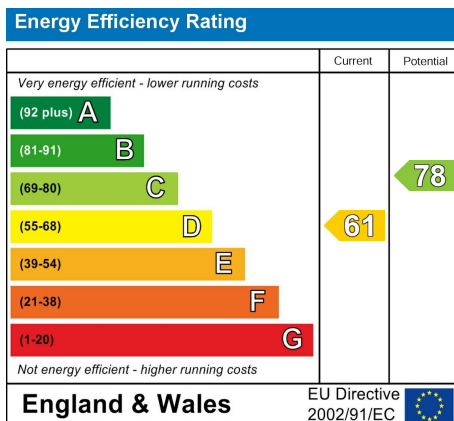


**TOTAL APPROX FLOOR AREA**

Approximate internal area : 174.25 sqm / 1876 sq ft

Measurements for guidance only / Not to scale

LYNDHURST WAY SE15  
FREEHOLD



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

