

BELLENDEN ROAD, PECKHAM, SE15
FREEHOLD
GUIDE PRICE £1,000,000

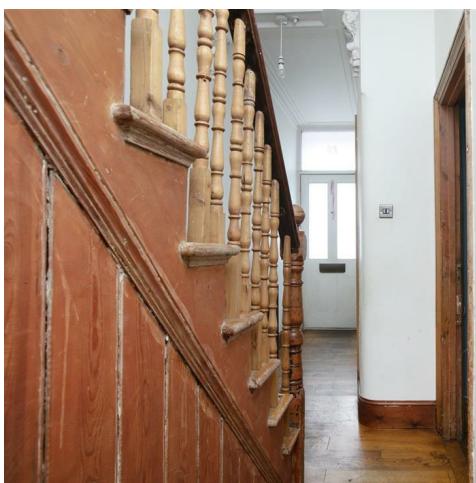


SPEC

Bedrooms : 2
Receptions : 2
Bathrooms : 2

FEATURES

Uniquely Spacious
Wonderful Mature Magnolia Tree
Decked Rear Garden
Close to all Amenities
Freehold
Virtual Tour Available



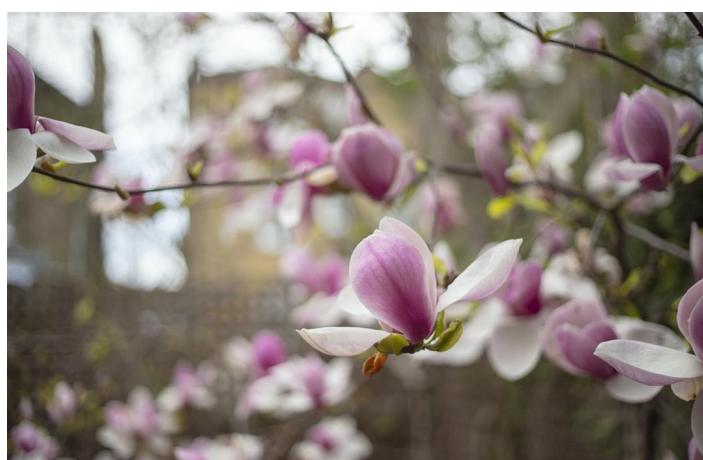
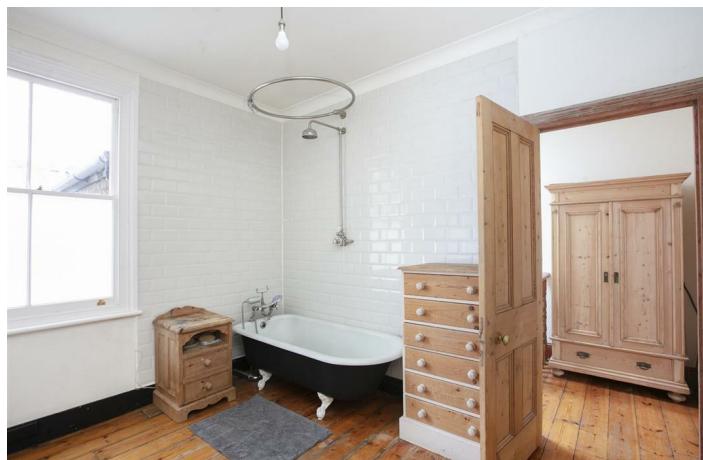
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Huge Two Bedroom Victorian Home With Potential to Extend - CHAIN FREE.

GUIDE PRICE: £1,000,000 TO £1,100,000.

We can't think of a better location! Sitting within moments of the much loved Bellenden Village and the endless amenities of Peckham, this marvellous two bedroom period pad easily boasts the proportions of a three bedder. Over two floors you enjoy a large double reception, massive kitchen/diner, two vast double bedrooms and a family bathroom. There's a nicely sized decked rear garden complete with gorgeous mature Magnolia tree and there's plenty of scope to extend, having previously held planning permission for a large loft development. From here you're within an easy stroll of every conceivable amenity. Peckham Rye Station is a mere six minute walk, as are the countless attractions of Rye Lane. Even closer are the bars, eateries and independent shops and cafes of Bellenden Road. You'll be busy all year round.

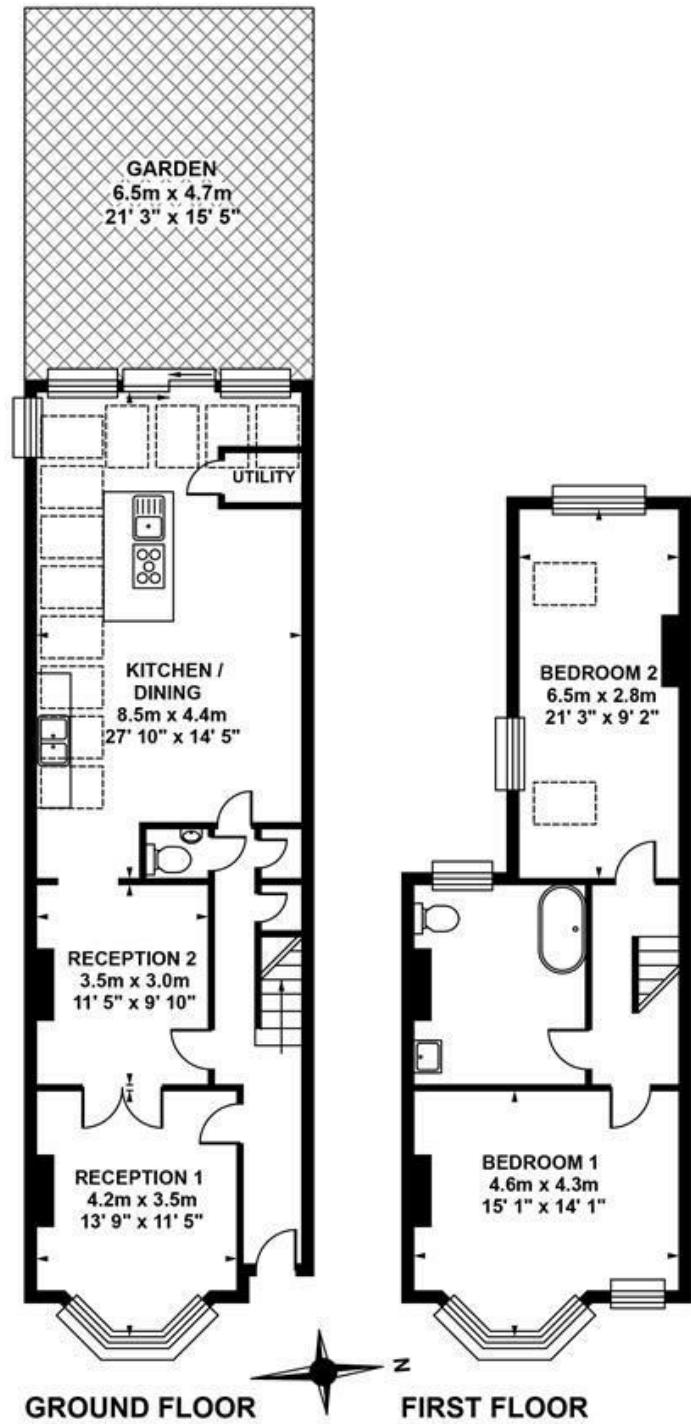
High wooden fencing affords the exterior privacy. A recessed portico leads inward to your hall which has stripped wooden flooring, high ceilings and wooden architraves. There's some lovely original cornice work too. The double reception is huge and separated by hinged period doors. To the front of the space you find a wide bay of sash windows, a wood burning stove, picture rails and an ornate ceiling rose. To the rear is another ample reception/dining space. The kitchen/diner is suitably well appointed and stretches full width. There's a huge central island with six ring gas hob and a wonderful period unit with twin ceramic sinks. The space and bright and airy due to an L shaped run of overhead skylights. Sliding doors open to the pretty rear garden where that mature Magnolia cascades elegantly.

Heading up the original stripped staircase you meet the first of your huge bedrooms. It's a large dual-aspect, rear-facing room with twin Velux for yet more light. A period feature stove and vaulted ceiling add to the charm. The second proper double bedroom fronts the street into the full width of the house. A decorative feature fireplace with gorgeous period tiling is flanked on either side by floor to ceiling wardrobes and there's another front facing canted bay window. Last but not least comes the fine-sized family bathroom with period style loo and wash hand basin, roll top bath, heated towel rail and pretty feature fireplace.

Local bars include The Victoria Inn, The Hermit's Cave, The Camberwell Arms and The Crooked Well. Even closer is the much loved Montpelier - it's a cracking spot to meet all your new neighbours. The much loved Bussey Building and Frank's roof bar are within an easy trot for fab weekend fun and frolics. Miss Tapas, El Segundo and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi - all are just around the corner or a 2 minute walk down the road. This area is spoilt for green spaces such as the 120 acre Peckham Rye Common which is small walk or jog away also very nearby is the local Warwick Gardens and Goose Green both a gentle stroll away.

Tenure: Freehold

Council Tax Band: E



Approximate. internal area :
73.54 sqm / 791 sq ft

Approximate. internal area :
52.62 sqm / 566 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 126.16 sqm / 1357 sq ft
Measurements for guidance only / Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

