

BELLENDEN ROAD, PECKHAM, SE15  
FREEHOLD  
£750,000





## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

## FEATURES

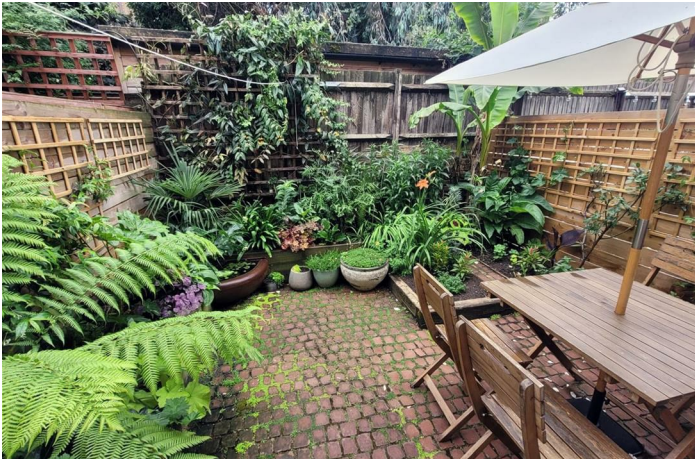
Pretty Rear Garden

Wonderful Exposed Brick Interior

Semi Open Plan Living Area

Amazing Location

Freehold



BELLENDEN ROAD SE15

FREEHOLD



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Charming Victorian Cottage in Peckham's sought-after Holly Grove Conservation Area.

Located on the quiet one-way section of popular Bellenden Road, this freehold property is in excellent condition throughout, and provides a range of period features alongside modern finishes.

On the ground floor, the hallway leads to a lounge area with original brick fireplace and wood burning stove. A large modern kitchen with shaker cupboards, wooden worktop, and butler sink provides plenty of room for cooking and dining.

On the first floor, the master bedroom has original sash windows, and features a deep recessed cupboard and fitted corner desk for home-working. The second bedroom, currently used as a nursery, has fitted storage and room for a double bed. A modern bathroom provides a bath, wash basin, mixer shower, heated towel rail and toilet.

An insulated loft provides additional storage space.

The South West-facing rear garden is well established, providing a green oasis and space for private outdoor dining. The large front garden includes a double bike storage shed.

The house is just minutes away from Peckham Rye station, with its four train lines. and the best of Peckham's shops and restaurants, including Ganapati, The Begging Bowl, and Artusi. Holly Grove shrubbery and Warwick Gardens provide green space immediately to the front and rear of the house, with Goose Green and Peckham Rye Park and Common a short walk away.

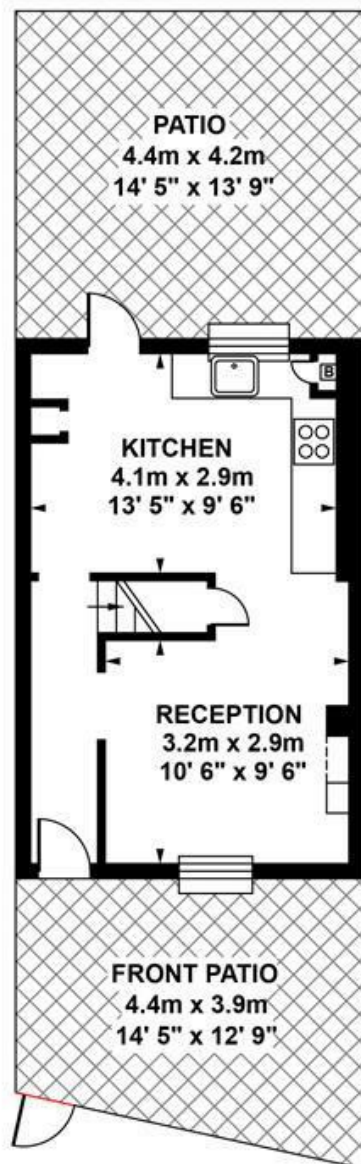
Tenure: Freehold

Council Tax Band: D



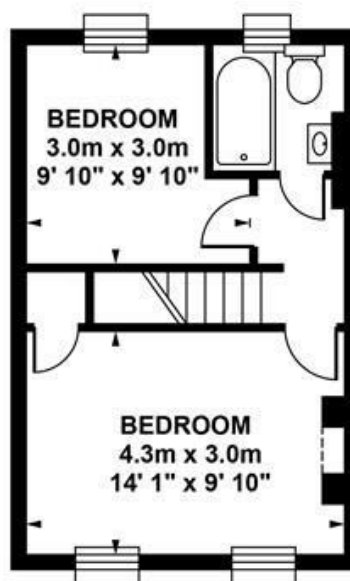
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### GROUND FLOOR

Approximate. internal area :  
28.72 sqm / 309 sq ft



### FIRST FLOOR

Approximate. internal area :  
29.24 sqm / 315 sq ft



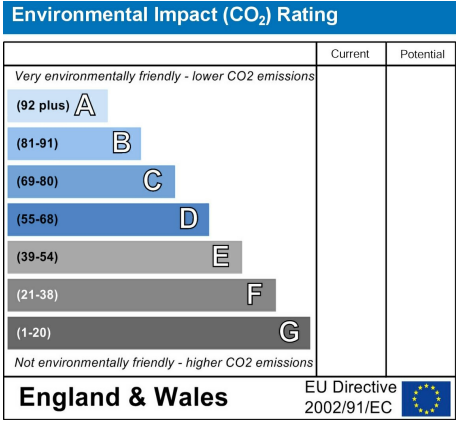
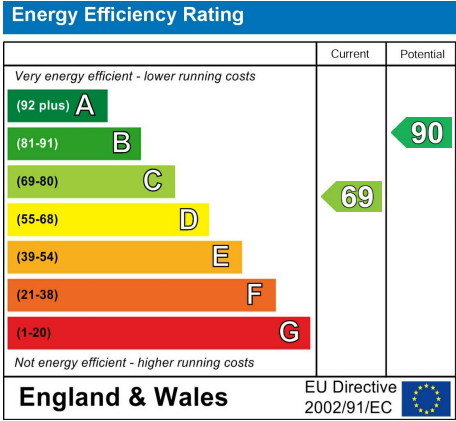
### TOTAL APPROX FLOOR AREA

Approximate. internal area : 57.96 sqm / 624 sq ft

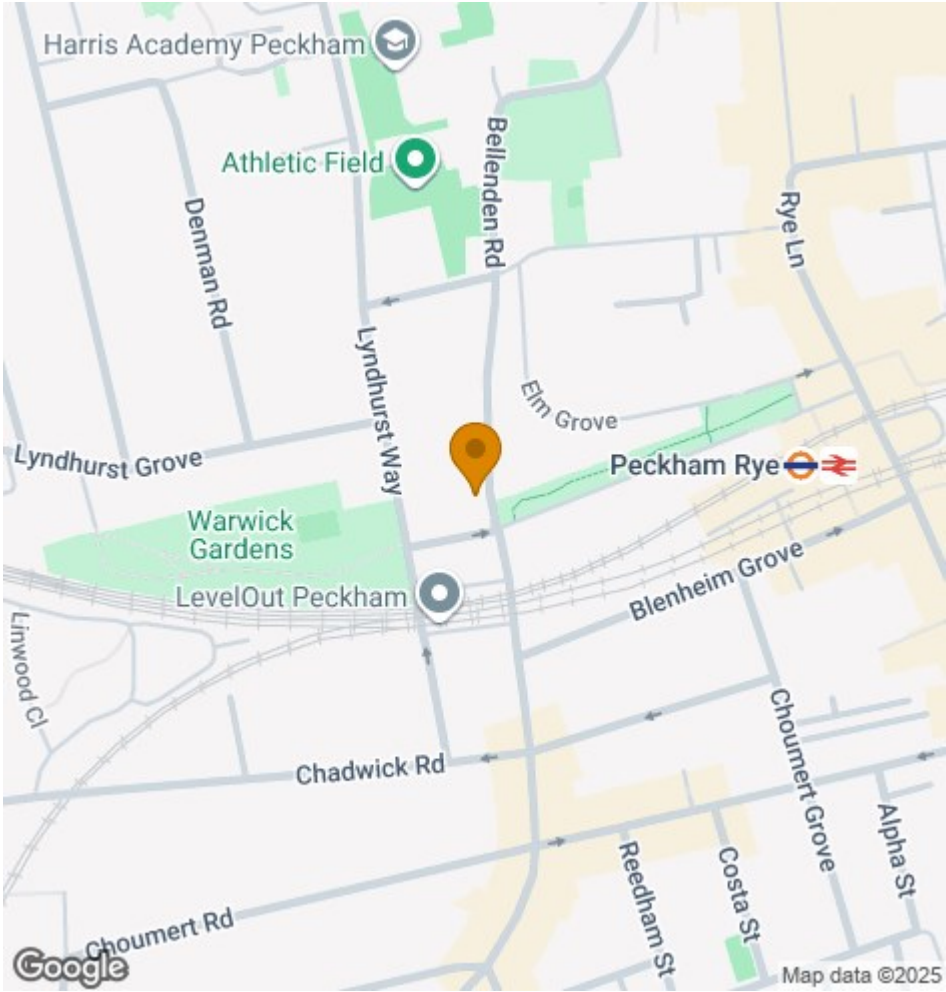
Measurements for guidance only / Not to scale

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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.



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