

LYNDHURST WAY, PECKHAM, SE15
LEASEHOLD - SHARE OF FREEHOLD
£830,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length: 133 years on the underlying lease

Service Charge: n/a

Ground Rent: n/a

FEATURES

Split Level

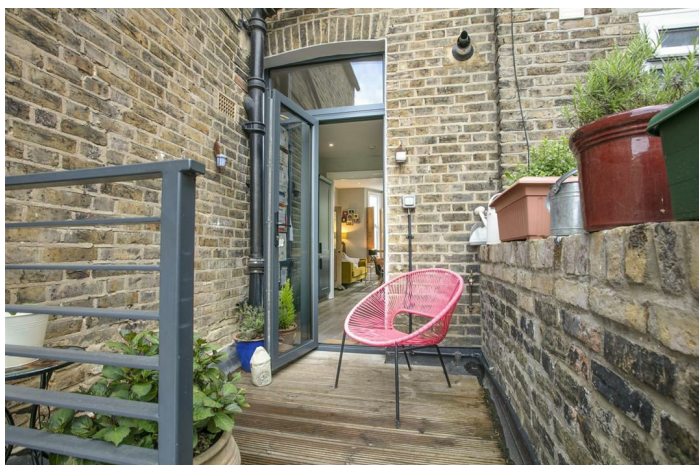
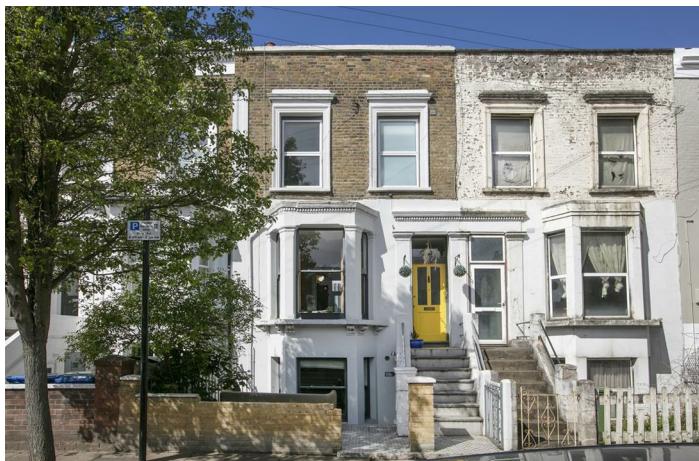
Private Terrace and Garden

Excellent Location

Working Fireplace

Share of Freehold

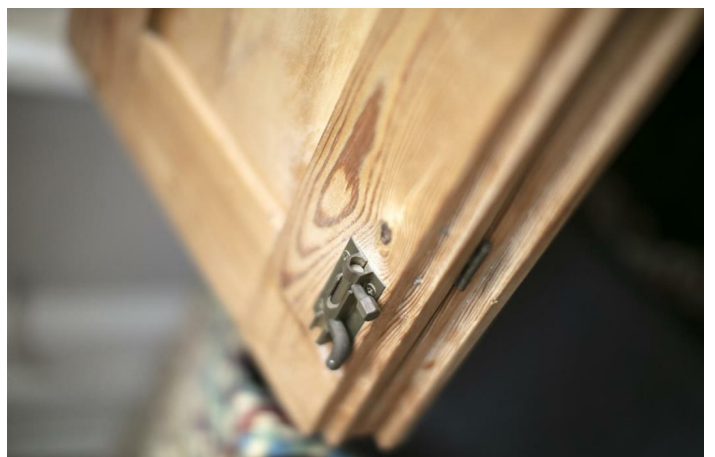
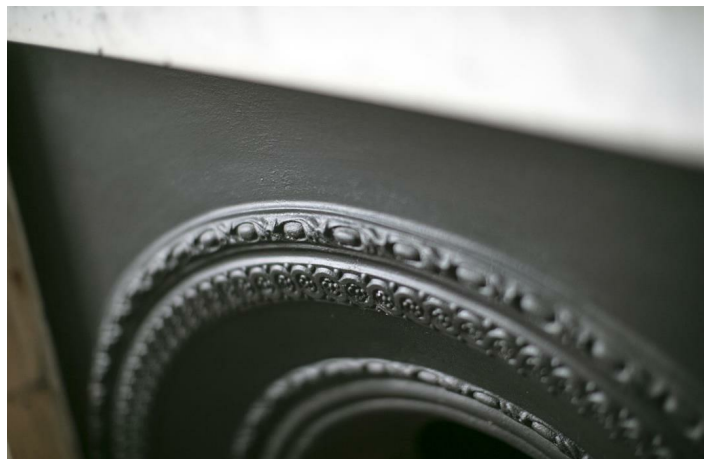
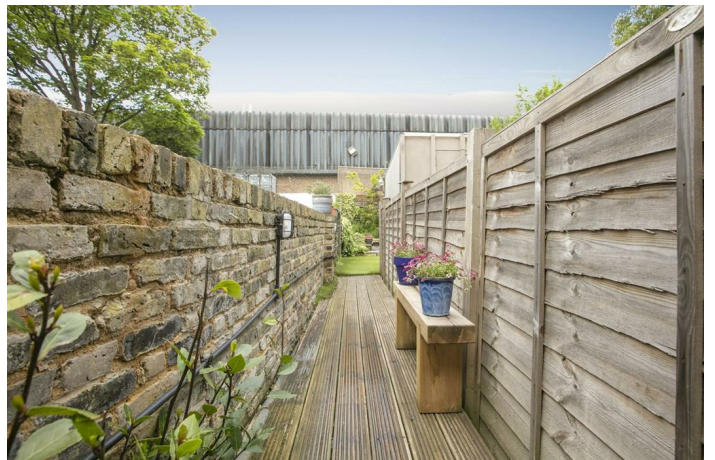
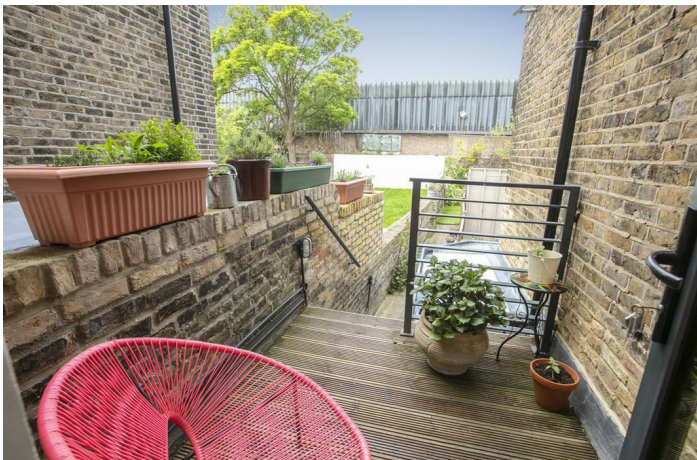
Virtual Tour Available on Request



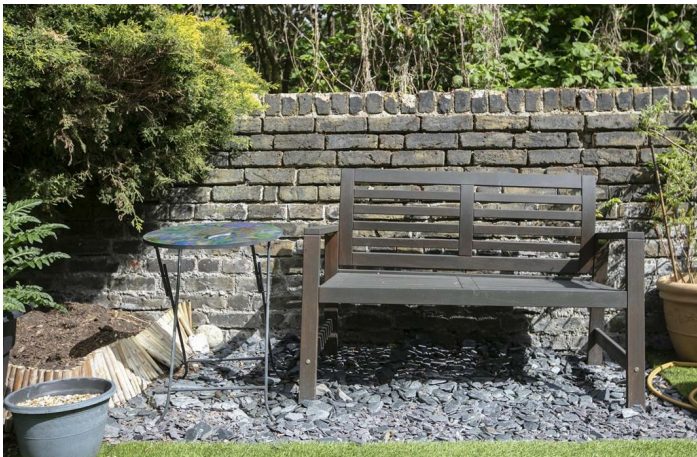
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Splendid Split Level Period Three Bedder With Private Terrace and Garden.

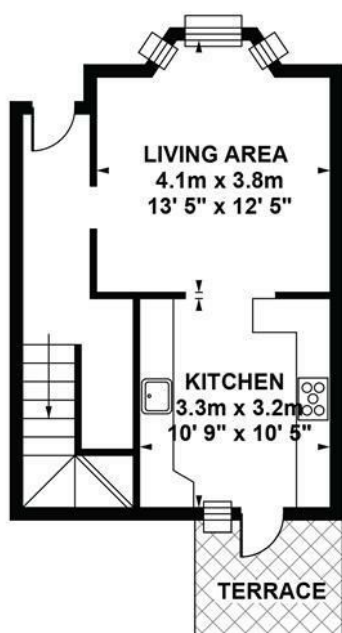
With a splendid location, private decked terrace AND private garden, this excellent three bedder boasts every advantage. Situated within the much celebrated Bellenden Village, close to any amount of fab amenities, eateries, green spaces and culture, the property leaves you in pole position to enjoy the best of Peckham. The accommodation, spread over the upper ground and first floors of a Victorian building, comprises an open plan living space with contemporary kitchen, three bedrooms, bathroom and additional separate wc. Lyndhurst Way easily rivals Camberwell Grove for its large period homes and is within the carefully observed Holly Grove conservation area. It borders the bustling Bellenden Road area putting this house at the hub of the whole Peckham regeneration experience. Transport is a cinch with any number of swift regular buses whizzing down Peckham Road. Peckham Rye Station is an easy five minute morning stroll for swift links to Victoria, Farringdon, Shoreditch, Clapham and beyond. Now that's an easy commute! The very lovely Warwick Gardens is a matter of seconds from your door for some leafy R&R.

A shared front garden leads off the street to a path with pretty tiling. Steps lead upward to your private entrance - a pretty period door painted canary yellow. The inner hall has handsome wooden flooring and complimentary wall tones. To your left you find the living space with a lovely working period fireplace and bay of sash windows (with wooden shutters).

An open arch separates your lounge from the kitchen with an integrated breakfast bar and plenty of additional dining space. Your contemporary cooking area is well presented with a quality range of integrated appliances including dishwasher, double NEFF oven, five ring gas hob and fridge freezer. A wide glass door to the rear leads onto the decked terrace where you'll while away the morning with coffee. Steps lead down from here to the private garden which has a mature lawn, shrubs and plenty of sun.

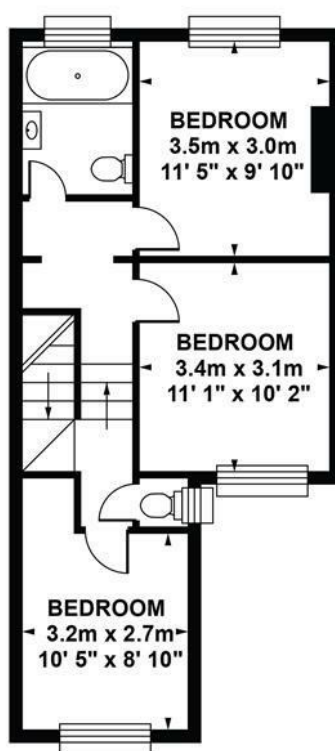
Back inside, head upward to the first floor where pinstripe carpeting graces the landing. There's a pretty front facing bedroom with period mantel. Next to this comes the bathroom which is mostly tiled and enjoys a swanky modern suite, heated towel rail and shower over the bath. The master bedroom comes next with a dulcet feature wall and peaceful view over the garden. A handy addition wc precedes your third bedroom/study which too enjoys views rear.

Access to the city and West End is easy by car or public transport - take the ubiquitous no. 12 bus or walk five minutes to Peckham Rye station (zone 2) for fast and frequent services to Victoria, London Bridge and Blackfriars. You're within a five minute ramble of both The Villa nursery and the highly desirable Belham Primary. The high street, Rye Lane, is a stone's throw for a cosmopolitan mix of food shops and other outlets. As for social life, good restaurants, bars and delis are on your doorstep and the Peckham Pulse, award winning library and Sunday farmers market are around the corner. This part of SE15 is also well located for East Dulwich and Dulwich Village where you have more excellent shopping, the Dulwich Foundation schools, the park and the Picture Gallery.



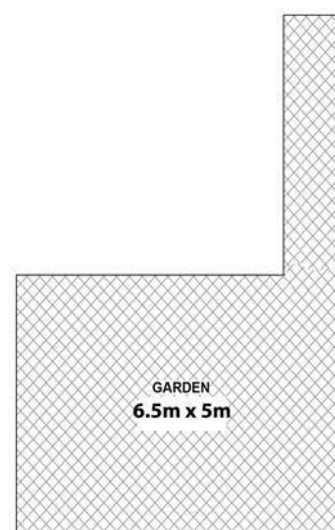
RAISED GROUND FLOOR

Approximate. internal area :
35.24 sqm / 379 sq ft



FIRST FLOOR

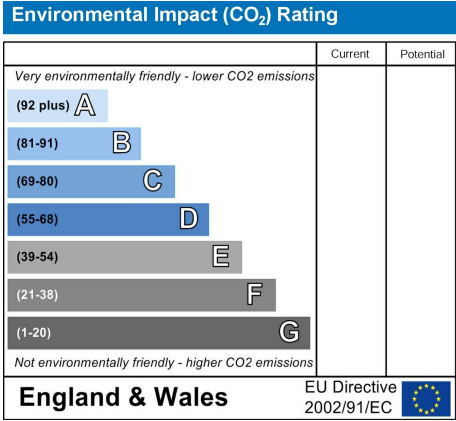
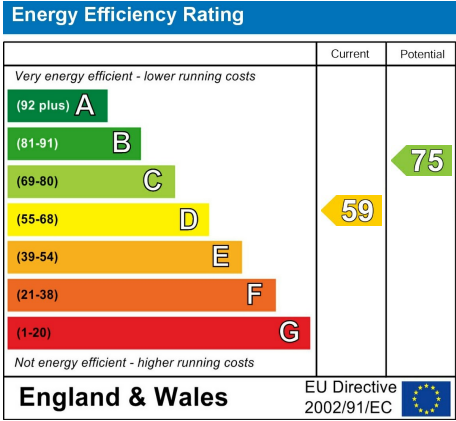
Approximate. internal area :
46.32 sqm / 499 sq ft



TOTAL APPROX FLOOR AREA

Approximate. internal area : 81.56 sqm / 878 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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