



Bellenden Road, Peckham Rye, London, SE15

£1,025,000 Freehold

This large two-bedroom Victorian house is situated in the centre of Peckham Rye, on Bellenden Road, and spans almost 1400 SQ/FT. The house has been wonderfully extended with a beautiful south-west facing private garden and offers the possibility of extending into the roof space STPP. EPC rating E

LOCATION

The house is located on Bellenden Road which sits between Lyndhurst Way and Elm Grove in Peckham. The house is very well located for the trendy gastro pubs, bars, and many eateries of Peckham and Camberwell. A short walk to Peckham Rye or Denmark Hill for train and overground services, whilst the area is also well served by bus connections central London.

DESCRIPTION

Enter the house, through the small front garden, and immediately you are presented with a spacious and charming double reception area with tall ceilings, a large bay window, cornice and ceiling roses showcasing the property's history. There is hardwood flooring and a working log-burner.

Behind sits the open-plan kitchen dining room, which has been fully extended to the side and rear, featuring skylights and a glass side return extension that allow for a particularly bright and open area. Also on the ground floor is a guest w/c.

The modern family kitchen offers exceptional entertaining with a large central island to the very rear. On one side of the kitchen there is built-in storage, while the other side boasts a large double sink and additional storage.

The decked rear garden is accessed via the bifolding doors from the kitchen, creating a wonderful and maintainable space that is perfect for enjoying during the warmer summer months.

Upstairs, there are two double bedrooms separated by the family bathroom. The master bedroom sits at the front and spans the full width of the building. There is a beautiful wooden flooring, a cast iron Victorian fireplace, and built in storage. The second double bedroom at the rear offers more than enough space to accommodate a double bed with additional space reserved for free-standing furniture. The ceiling has been vaulted in this room making the room feel very spacious.

The large family bathroom is equipped with a beautiful roll top bath, fireplace, sink and W.C. with plenty of additional space to install a stand alone shower.

PARKING

On street permit parking available

UTILITIES

Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband – Full Fibre Broadband

LOCAL AUTHORITY

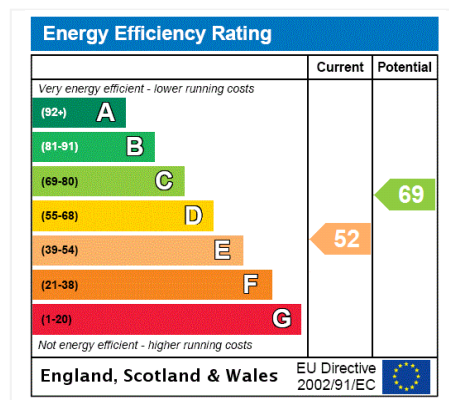
Southwark Council
Council Tax Band E

TENURE

Freehold

DIRECTIONS

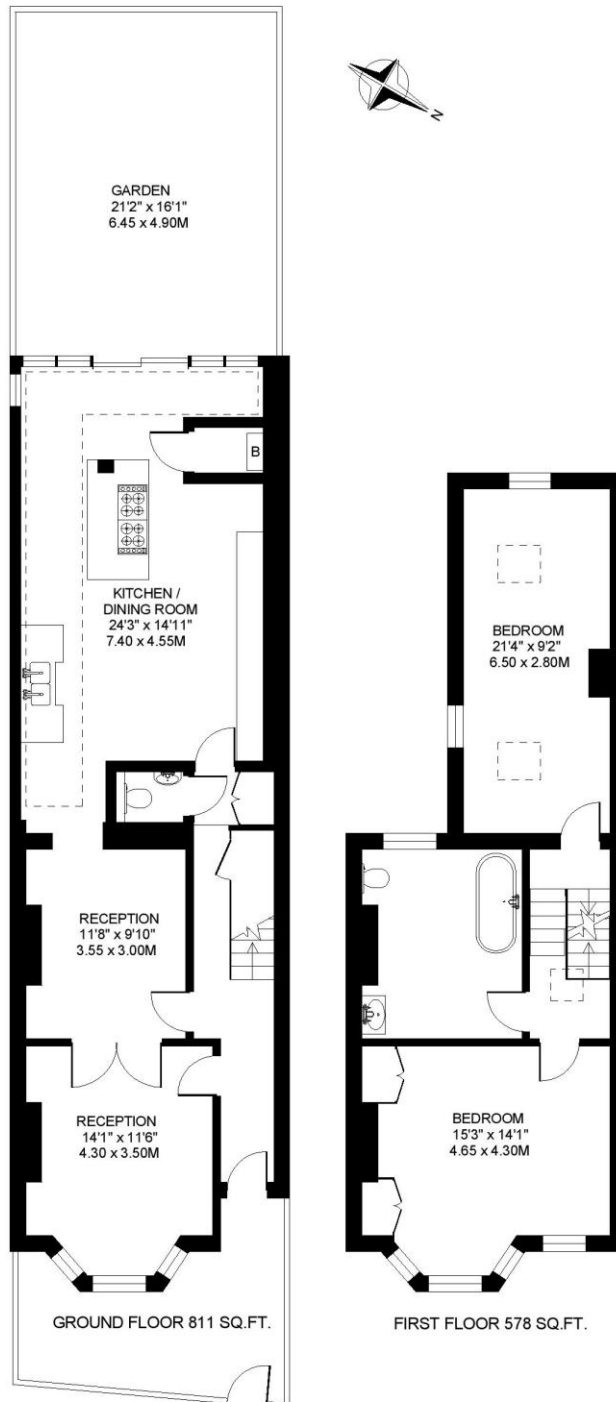
The nearest station, Peckham Rye, provides convenient access to London Bridge, Victoria, and Elephant & Castle underground stations, as well as the London Overground network, offering direct trains to Canada Water (Jubilee line for Canary Wharf) and Shoreditch High Street.





BELLENDEN ROAD . SE15
2 BEDROOM HOUSE

Approximate gross floor area
1389 SQ.FT / 129 SQ.M.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Copyright: These plans should not be reproduced by any other person, without permission. Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | kennington@winkworth.co.uk