



HOWDEN STREET, PECKHAM RYE, SE15
£1,100,000 FREEHOLD

**A CHARMING VICTORIAN HOME, SITUATED
IN A POPULAR RESIDENTIAL STREET JUST
OFF BELLENDEN ROAD.**

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Tenure Freehold | Council Tax Band D – London Borough of Southwark

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DESCRIPTION:

A charming Victorian home, situated in a popular residential street just off Bellenden Road. The property boasts a pretty façade and comprises on the ground floor a spacious double reception, complete with an original fireplace, original wood flooring, and set within a pretty bay window. The kitchen has been newly refurbished and comprises a fully fitted kitchen with built-in appliances, and a dining area set within the bay window, there is potential to extend into the side return STPP. The mature garden boasts a large patio area and a spacious lawned section with mature trees, plants, and shrubs. The first floor comprises three spacious double bedrooms and a family bathroom, all finished to a very tasteful standard. Further benefits include a loft room, currently used as a home office, but has the potential to be extended into a further bedroom or two STPP. The location offers fantastic access to both Bellenden Road and Lordship Lane, with its impressive array of shops, bars, and restaurants. Transport links are provided via Peckham Rye station for the overground or direct links to London Bridge from East Dulwich station.

AT A GLANCE

- Three Double Bedrooms & Loft Room
- Victorian Terraced House
- Double Reception
- Kitchen-Diner
- Bathroom & Downstairs Cloakroom
- Front & Rear Garden
- Potential to Extend into Side Return STPP
- Chain Free





APPROXIMATE GROSS INTERNAL AREA WITH LOFT: 1332 SQ FT / 123.7 SQ M
APPROXIMATE GROSS INTERNAL AREA WITHOUT LOFT: 1047 SQ FT / 97.2 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	78
England, Scotland & Wales	
EU Directive 2002/91/EC	

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