



BELLENDENS ROAD, PECKHAM RYE, SE15
OIEO £1,3000,000 FREEHOLD

A FANTASTIC AND LARGE, PERFECTLY SITUATED FOUR DOUBLE BEDROOM FAMILY HOME IS SITUATED IN A CENTRAL LOCATION.

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

Winkworth

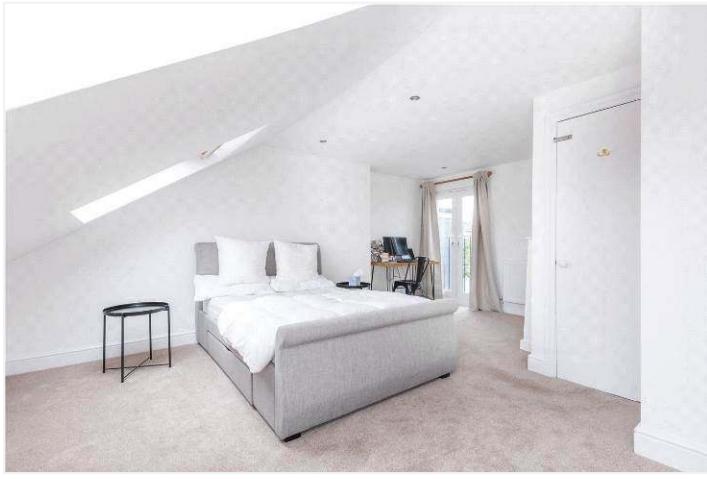


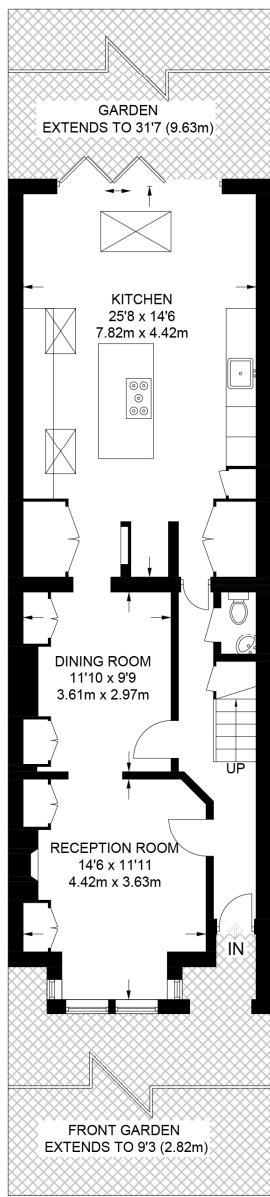
DESCRIPTION:

A fantastic, large, perfectly located four double bedroom family is situated on Bellenden Road in between East Dulwich and Peckham Rye. This stunning family home is offered to the market in immaculate condition. Spanning over three floors and brand newly refurbished throughout. The ground floor comprises a large Victorian reception, set within a wide sunny bay window, high ceilings and a gorgeous log burner. The second reception is currently set up in its traditional layout with a large dining table, lovely bespoke built-in shelving and cupboards and high ceilings. The kitchen-diner has been fully extended to the side and rear and boasts over 30sqmt of space, a brand new fully fitted kitchen with double oven, breakfast bar, dining area, and large Bi-Fold doors leading out to a sunny, large garden. The first floor comprises three large double bedrooms, the largest to the front boasting large built-in wardrobes, lovely high ceilings and sash windows. The loft bedroom has been extended to allow ample space, benefits from high ceilings and fantastic views of the garden and beyond. There are two large family bathrooms, all comprising baths and showers. This is a fantastic family home in a highly sought-after location. Transport links are provided via two easily accessible stations at East Dulwich and Peckham Rye for the Overground. There are an abundance of well-rated local primary schools including Belham School and easy distance to key independent schools. Fantastic shopping and restaurants on both Lordship Lane and Bellenden Road.

AT A GLANCE

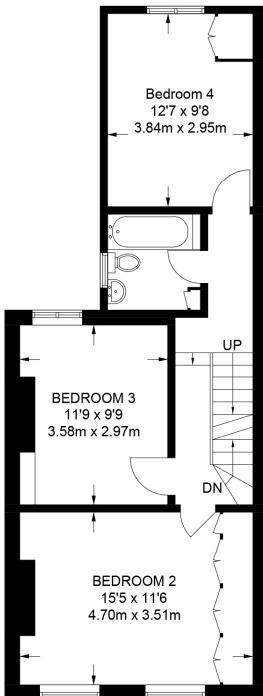
- Four Double Bedrooms
- Victorian Terraced House
- Extended Open-Plan Kitchen-Diner
- Two Reception Rooms
- Two Bathrooms & Downstairs Cloakroom
- Large Rear Garden
- Chain Free
- Excellent School Catchment Area



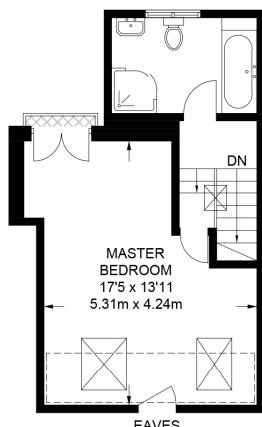


GROUND FLOOR
779 SQ FT / 72.4 SQ M

[dashed box] = Reduced headroom below 1.5m / 5'



FIRST FLOOR
554 SQ FT / 51.5 SQ M



SECOND FLOOR
327 SQ FT / 30.4 SQ M

APPROXIMATE GROSS INTERNAL AREA 1660 SQ FT / 154.3 SQ M

This plan has been drawn for illustrative and identification purposes only.

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		
(A>)	A	
(B1-B1)	B	
(B2-B3)	C	
(B4-B5)	D	
(B6-B7)	E	
(B8-B9)	F	
(G1-G2)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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