

GUIDE PRICE

**£1,000,000**

**Bellenden Road**

London, SE15 4RQ

**GARETH  
JAMES**

## PROPERTY SUMMARY

Guide price £1,000,000 - £1,075,000

This stunning Victorian terrace spans over 1400 square feet and is situated on the peaceful one-way end of Bellenden Road, a highly sought-after location in the most exclusive part of town. The property offers the potential for reconfiguration into a three-bedroom home, and with the appropriate planning permission, there is also the possibility of extending into the loft.

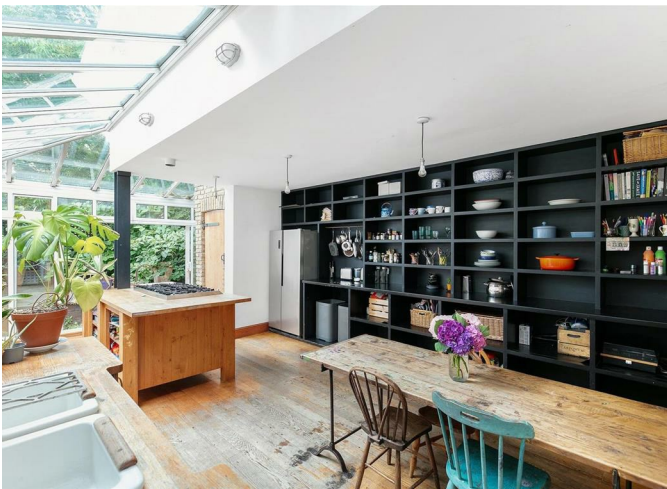
2



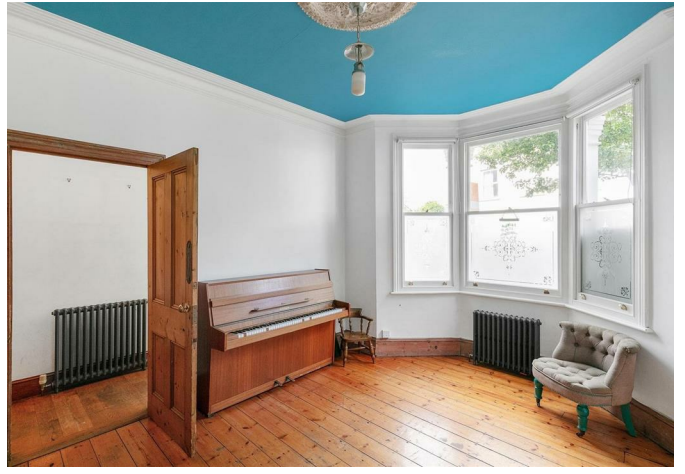
1



2









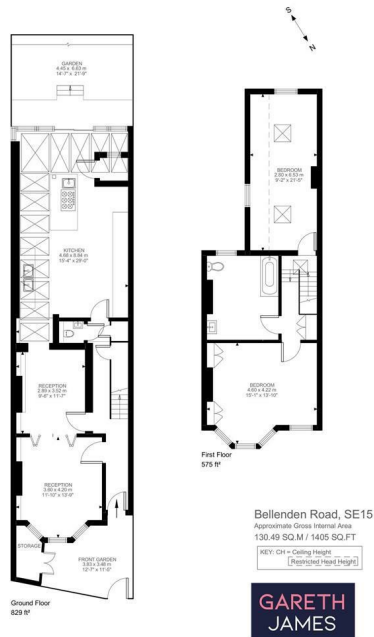


Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To NICE Guidelines.

2 |

1 |

2 |

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**GARETH JAMES**

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