

BELLENDEN ROAD, PECKHAM, SE15
FREEHOLD
OFFERS IN THE REGION OF £775,000



SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

FEATURES

Pretty Rear Garden
Wonderful Exposed Brick Interior
Semi Open Plan Living Area
Amazing Location
Freehold



BELLENDEN ROAD SE15
FREEHOLD



Perfectly Placed Two Bedroom Victorian Charmer with Pretty Garden.

What a charming abode! Whilst boasting an ingenious semi-open plan layout, it still enjoys a cosy and comfortable vibe throughout. The lounging and dining areas are connected yet retain their own identity. The finish is as wonderful! Repointed exposed original brickwork, sympathetic styling and a fab wood burner. The accommodation comprises a reception, kitchen/diner, two lovely bright bedrooms and a modern bathroom. The rear patio garden is simply delightful - private, peaceful and pretty - great for summer dining and there's a fine sized front garden too. From here you're within an easy stroll of every conceivable amenity. Peckham Rye station is a mere six minute walk, as are the countless attractions of Rye Lane. Even closer are the bars, eateries and independent shops and cafes of Bellenden Road. You'll be busy all year round.

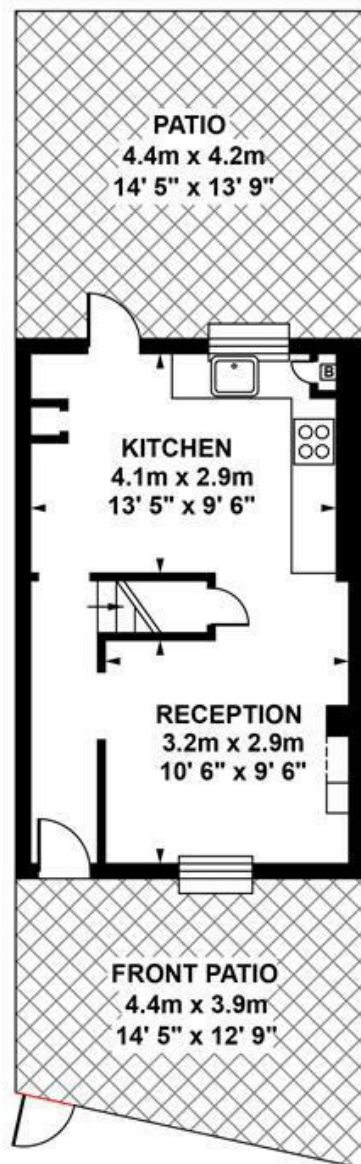
A pretty period exterior leads inward through the well proportioned front garden. It's got plenty of room for a bike shed! The hall which has lovely wooden floors and white walls - a theme in abundance throughout. An open arch on the right reveals the reception, a front-facing space with that gorgeous exposed brick feature wall. The cast iron wood burner is flanked on the right side by wooden shelving and low level storage. This space wraps around to the kitchen/diner which spans the full width for the property to the rear. Here you find solid chunky oak counters running into an L over modern shaker style cabinets. Appliances include a four ring gas hob, oven, integrated dishwasher and washing machine. The fridge/freezer will slot neatly on the far wall under more storage. There's plenty of space for the family dining table too. Beyond this is the insanely charming cobble bed garden which enjoys planter beds, lush shrubs and hedging and plenty of room for al-fresco vino.

Back inside ascend to the first floor to find the master bedroom fronting the street through two sash windows. Timber floors and more neutral décor will delight as will a handy integrated desk/vanity and built in shelving. A deep recessed cupboard offers further storage. Bedroom two has fitted storage and a rear-facing double casement. Last but not least comes a modern bathroom with wood panelled bath, wash hand basin, drencher shower, heated towel rail and period style loo.

Local bars include The Victoria Inn, The Hermit's Cave, The Camberwell Arms and The Crooked Well. Even closer is the much loved Montpelier - it's a cracking spot to meet all your new neighbours. The much loved Bussey Building and Frank's roof bar are within an easy trot for fab weekend fun and frolics. Miss Tapas, El Segundo and The Begging Bowl are highly rated as is Ganapati and the much feted Artusi - all are just around the corner or a 2 minute walk down the road. This area is spoilt for green spaces such as the 120 acre Peckham Rye Common which is small walk or jog away also very nearby is the local Warwick Gardens and Goose Green both a gentle stroll away.

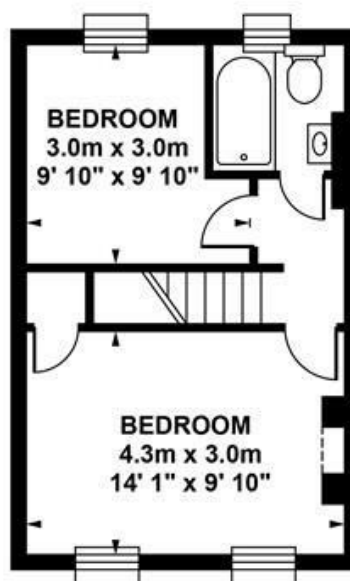
Tenure: Freehold

Council Tax Band: D



GROUND FLOOR

Approximate. internal area :
28.72 sqm / 309 sq ft



FIRST FLOOR

Approximate. internal area :
29.24 sqm / 315 sq ft





TOTAL APPROX FLOOR AREA

Approximate. internal area : 57.96 sqm / 624 sq ft

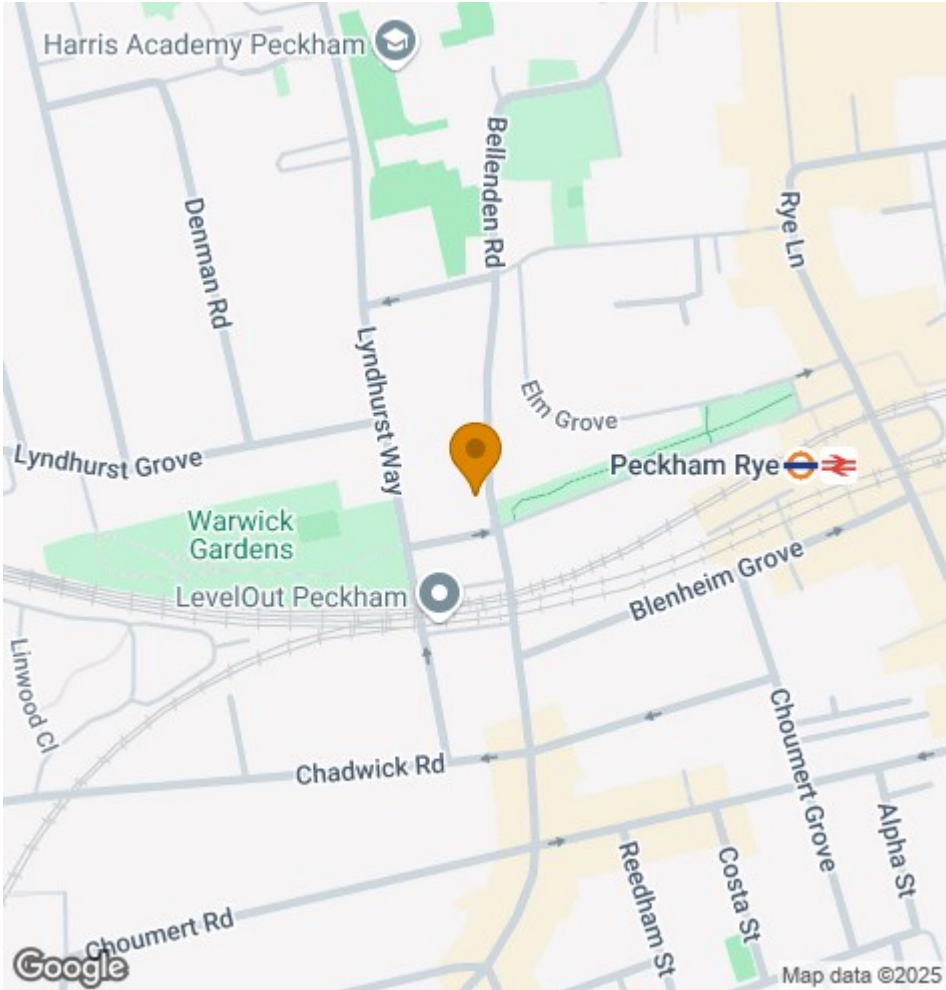
Measurements for guidance only / Not to scale

BELLENDEN ROAD SE15
FREEHOLD

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		90	
(81-91) B			
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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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