



## Holbeck Row, SE15

£850,000

This delightful three-bedroom Victorian terraced retains some of its original features and benefits from a secluded south-facing rear garden. With potential for further development this is a superb opportunity, enviably located on this sought-after residential street.

Holbeck Road is a quiet street situated just off Queens Road Peckham offering frequent Overground services to Shoreditch High Street and Clapham Junction, with Peckham Rye station providing services to Farringdon and Victoria.

### Features

- Victorian Terrace
- Double Receptions
- Eat-in Kitchen
- Three Bedrooms
- Secluded Garden
- Extension Potential STPP



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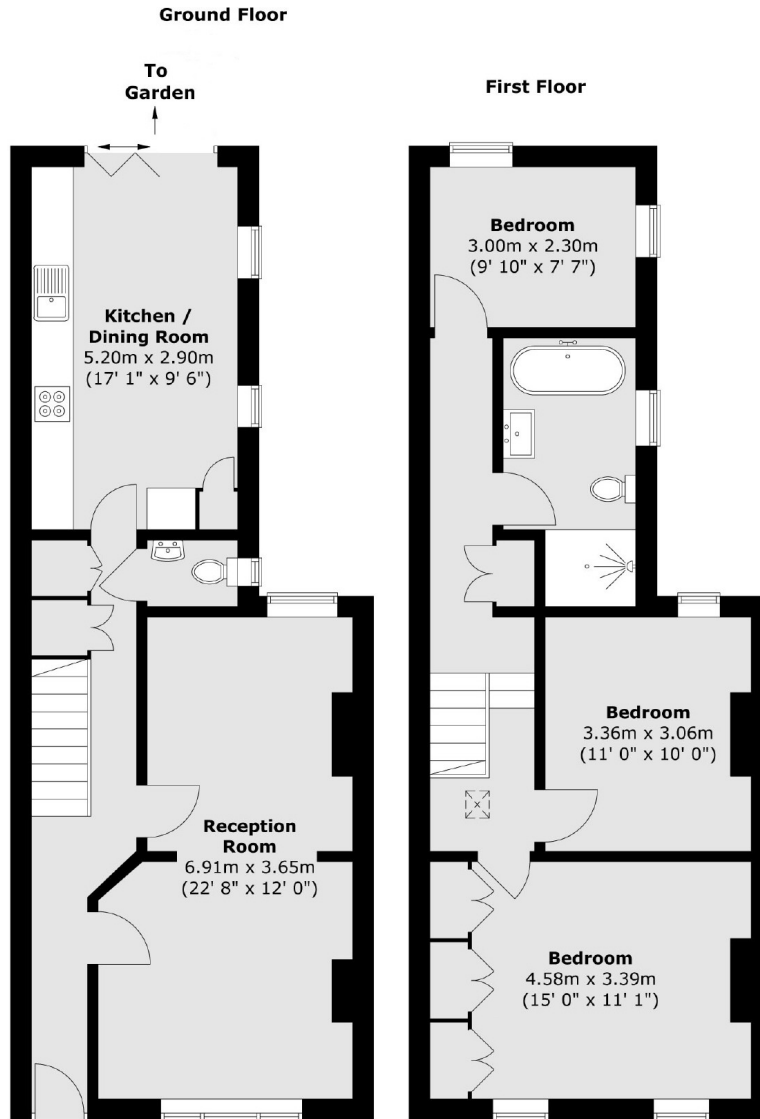
This charming house has a bright and spacious ground floor with a generous open-plan double reception to the front, ideal for entertaining. A well-equipped dual aspect kitchen with dining area leads out via bi-fold doors to a well established garden, which has a wonderfully secluded feel.

Upstairs there are currently two large double bedrooms and a smaller bedroom to the rear all are served by a stylish family bathroom/wc. There is potential, subject to obtaining planning permission, to build out at ground level into the side return.





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Total area (approx.) : 102.1 sq. m (1099 sq. ft)