



Bellenden Road | London | SE15

Freehold


£900,000

- Three double bedrooms
- Two bathrooms
- Modern Kitchen
- Chain free
- Courtyard garden
- Excellent location
- Local amenities
- Peckham
- Bellenden Road
- Excellent bus routes

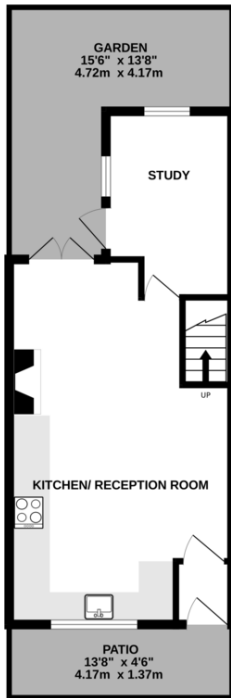


****CHAIN FREE**** A beautifully presented three bedroom, two bathroom Victorian terrace set over three floors in Peckham's sought-after Holly Grove Conservation Area. Positioned on the quiet, one-way stretch of Bellenden Road, the house combines period charm with thoroughly modern interiors throughout. The heart of the home is a spectacular open-plan kitchen and reception room featuring bespoke Shaker cabinetry in deep navy, stone worktops, a butler sink, a Rangemaster range cooker, matching SMEG extractor, and American-style fridge freezer, all set on herringbone oak flooring throughout. A feature fireplace adds warmth and character, while French doors open onto a low maintenance private courtyard garden, ideal for entertaining. A separate dual-aspect room on the ground floor works equally well as

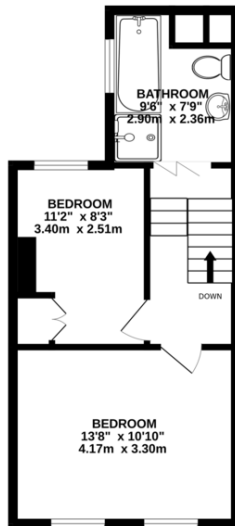


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 	

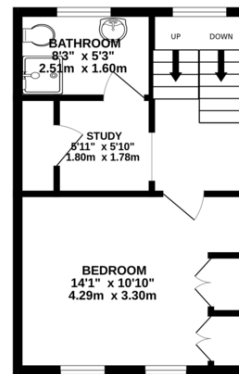
GROUND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing Arrangements

Strictly by appointment

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