



BELLENDEN ROAD, PECKHAM RYE, SE15
OIEO £1,650,000 FREEHOLD

AN EXTREMELY RARE OPPORTUNITY TO
PURCHASE A TRULY STUNNING VICTORIAN
HOME, SITUATED ON BELLENDEN ROAD.

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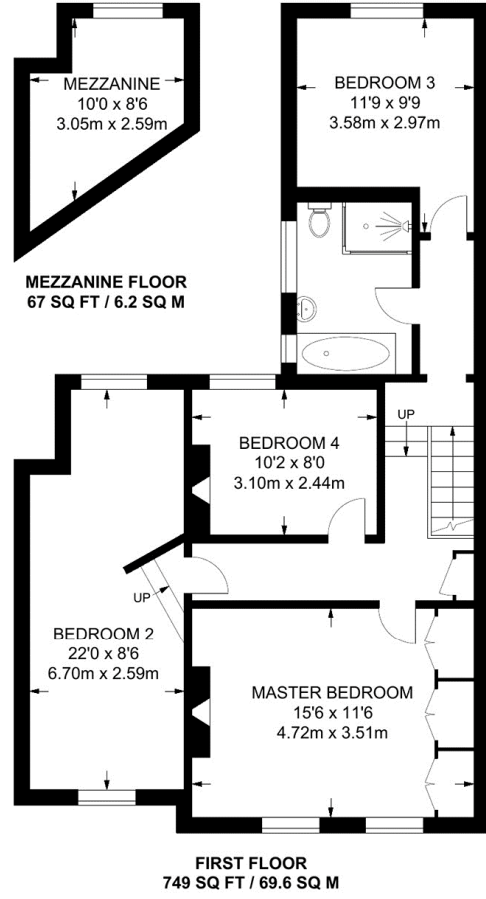
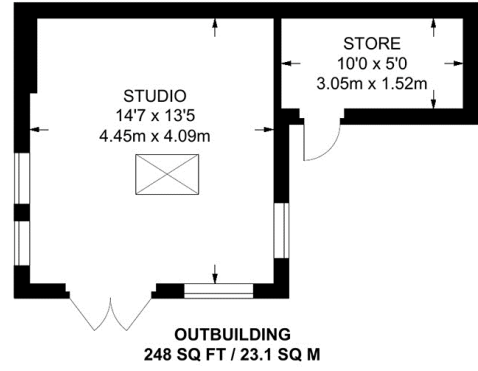
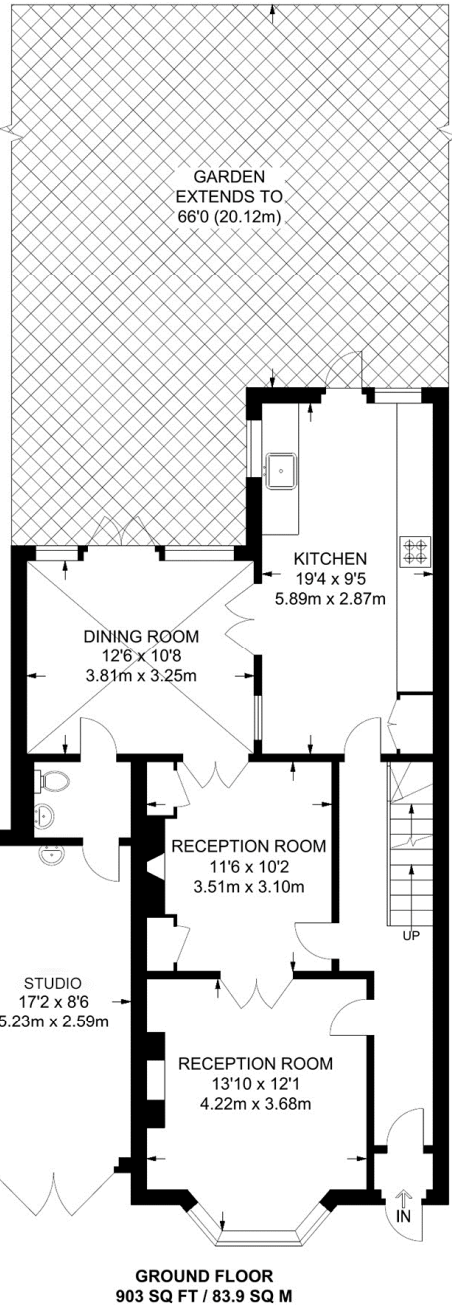
DESCRIPTION:

An extremely rare opportunity to purchase a truly stunning Victorian home, situated on the quiet, tranquil end of Bellenden Road. A remarkable Victorian house that beautifully merges history and contemporary design. Upon entering you are immediately drawn to the original details which have been lovingly restored, from the cornicing, to the floors and fireplaces. The front reception boasts a working log burner, high ceilings and original sash windows. Followed by the second reception, which is divided by the original double doors. The double reception effortlessly flows into the glass roof extension to the side with French doors leading out to a spectacular garden. The ground floor further comprises a spacious galley kitchen, comprising slate flooring and extensive counter space and storage. The property once upon a time housed a sarsaparilla factory in the rear of the garden, accessed via the side of the property with the original structure still standing to this day. The side access has been filled in now, however, provides an extensive home office/playroom or could even be an art studio. The original structure to the rear has been lovingly restored and now homes a Yoga studio with oak flooring, electricity and large skylight. The first floor adorns three double bedrooms within the main structure of the original house. Each room boasts its own unique character and natural light. The family bathroom comprises a large free-standing bath and walk-in shower. The side building has been incorporated to the main house, boasting an extensive fourth bedroom with a mezzanine level, making this a child's dream bedroom. The expansive garden offers a large patio area, ideal for alfresco dining or evening entertaining as well as a large lawned area and pond. The location offers fantastic access to Bellenden Road with its eclectic mix of trendy cafes, boutiques, pubs and restaurants. Lordship Lane is within a stone's throw with its impressive array of independent shops, bars and cafes. Transport links are provided via East Dulwich station for direct links to London Bridge, Peckham Rye station for the overground or extensive bus connections into the city. Large open green spaces can be found at Goose Green or Peckham Rye, whilst also offering extensive school catchments at Bellham for primary or Charter east for secondary.

AT A GLANCE

- Four Bedrooms
- Victorian House
- Three Reception Rooms
- Mezzanine Level
- Galley Kitchen
- Family Bathroom
- Downstairs Cloakroom
- Outbuilding/Studio
- Studio
- Large Garden & Pond





APPROXIMATE GROSS INTERNAL AREA WITH OUTBUILDING: 2032 SQ FT / 188.8 SQ M
 APPROXIMATE GROSS INTERNAL AREA WITHOUT OUTBUILDING: 1784 SQ FT / 165.7 SQ M

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 (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	78
England, Scotland & Wales	
EU Directive 2002/91/EC	

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