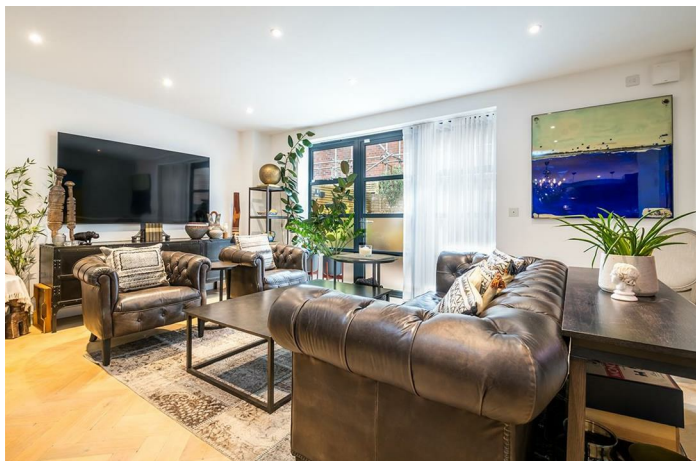


BELLENDEN ROAD, PECKHAM, SE15

FREEHOLD

GUIDE PRICE £1,225,000 - £1,325,000

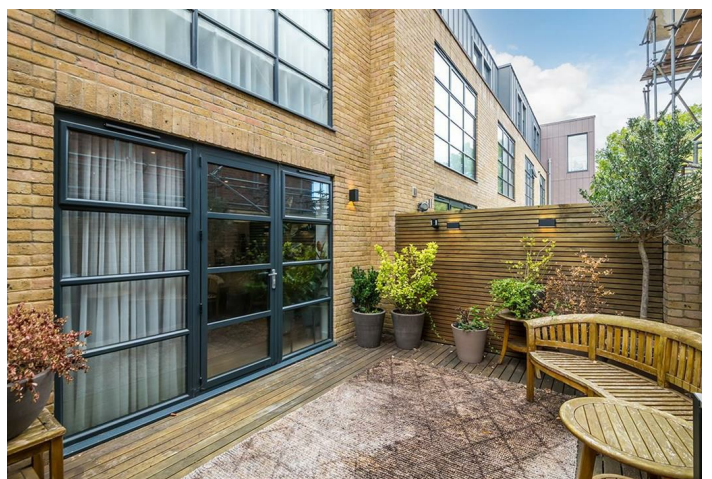
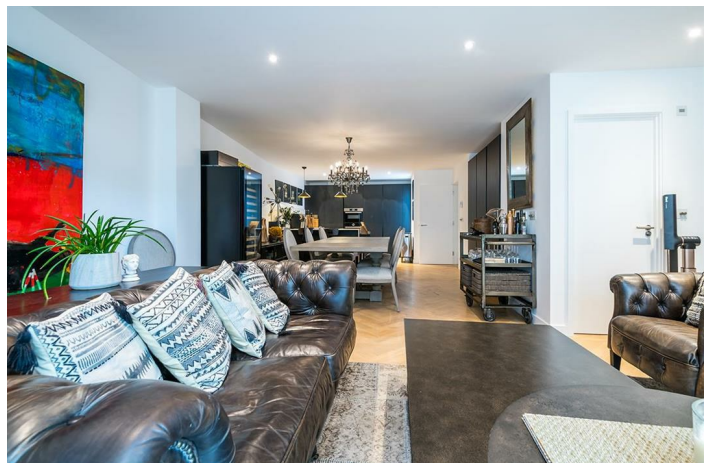


SPEC

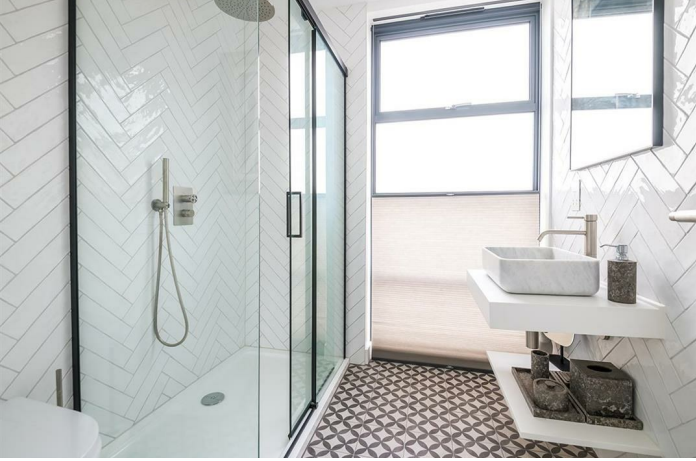
Bedrooms : 4
Receptions : 1
Bathrooms : 3

FEATURES

Four Bedrooms
Patio Garden
Roof Terrace
Freehold



BELLEDEN ROAD SE15
FREEHOLD



BELLENDEN ROAD SE15
FREEHOLD



BELLENDEN ROAD SE15
FREEHOLD



GUIDE PRICE £1,225,000 - £1,325,000.

Seriously Stylish Four Bedroom House with Roof Terrace and Patio Garden within Bellenden Studios -CHAIN FREE.

Spread over three beautifully presented floors, this wonderfully individual home offers almost 1,600 sq ft of bright, contemporary living space, with a private patio garden and a fabulous first-floor roof terrace. Bellenden Studios is a distinctive gated development occupying the site of a former photographic studio. Its industrial heritage is still very much in evidence, with handsome brickwork, oversized metal-framed windows and bold contemporary architecture giving the development a character quite unlike your average new-build. This particular house combines all of that architectural interest with the space and practicality of a proper family home.

The ground floor is given almost entirely to a fantastic open-plan kitchen, dining and living space stretching to over 35 feet. Herringbone timber flooring runs throughout, whilst a sleek dark kitchen with integrated appliances makes a handsome focal point. At the rear, huge industrial-style glazed doors open directly onto the private patio – a lovely extension of the living space and a particularly sociable set-up for warmer months (there's even an outdoor kitchen with two barbecues!). A handy guest wc completes this level.

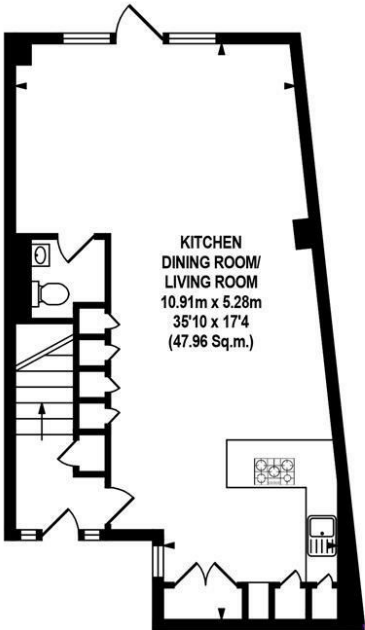
Upstairs, the first floor delivers two generous double bedrooms. The larger front bedroom is particularly impressive at over 21 sqm with an en suite shower room and fitted wardrobes, while the rear bedroom enjoys a wall of built-in storage. Two further bedrooms occupy the top floor. One opens directly onto a superb roof terrace measuring approximately 19 feet across – a brilliant additional outside space with a pleasingly private outlook. A further shower room completes the accommodation.

And then there's the location. Bellenden Road has long been one of Peckham's most desirable little pockets, with an excellent collection of independent cafés, restaurants, shops and pubs practically on your doorstep. The delights of nearby Lordship Lane and East Dulwich are an easy stroll, as are Warwick Gardens and Peckham Rye. Peckham Rye Station is close at hand for fast and frequent services into central London and connections onto the London Overground.

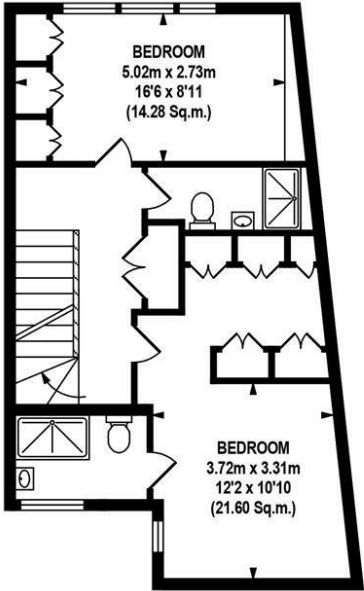
Tenure: Freehold

Council Tax Band: F

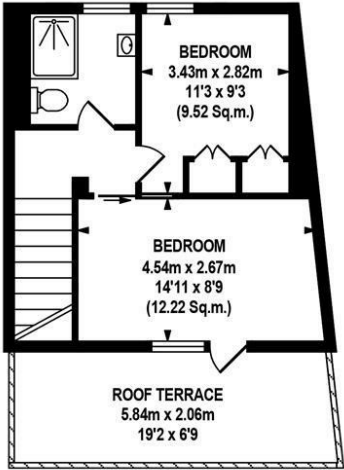
BELLENDEN ROAD SE15
FREEHOLD



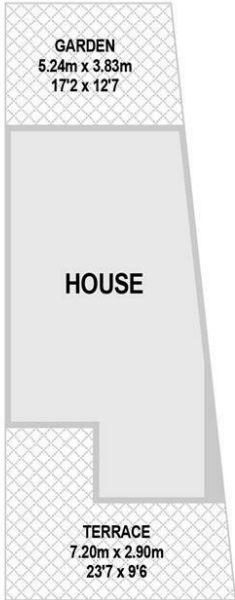
GROUND FLOOR
APPROX. FLOOR
AREA 57.97 SQ.M.
(624 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 57.60 SQ.M.
(620 SQ.FT.)



SECOND FLOOR
APPROX. FLOOR
AREA 32.98 SQ.M.
(355 SQ.FT.)



SITE PLAN



TOTAL APPROX.FLOOR AREA 148.55 SQ.M. (1599 SQ.FT.)

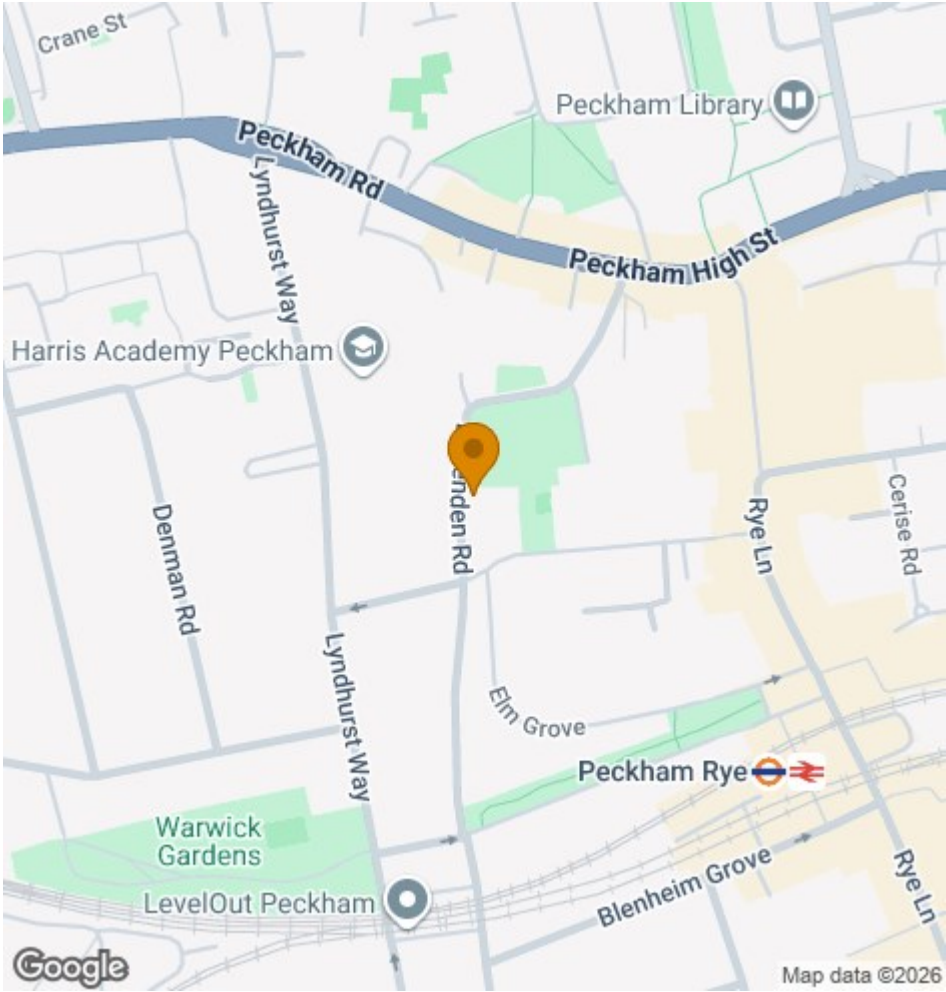
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Dulwich Energy Assessors Ltd with © London Living www.london-living.com

BELLENDEN ROAD SE15
FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(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 CO2 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 CO2 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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