

Bellenden Road, Peckham Rye

£1,800,000



What a one-off and what an opportunity! This amazing architecturally-treated Victorian building in a top spot on Bellenden Road delivers 2270 square feet, and in such style.

The total (artist-owned) offering comprises a shop unit - with independent access - at ground floor level, and a truly fantastic and unique dwelling over ground, mezzanine, first and second floors.

A mature east-facing part-walled rear garden and a private courtyard complete matters.

There are so many decisions and features to admire throughout; our favourites include exposed steel and brickwork, built-in storage, huge roofline ceilings, sizeable sliding doors, and an abundance of glazing.

This is one of the Peckham Rye area's best streets: Bellenden Road has handsome late-C19th homes in the main, of varying styles and sizes, with an independent high street/village-style area which is popular with locals and visitors alike.

# MUNDAY'S



*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

[www.mundays.com](http://www.mundays.com)

# MUNDAY'S

Bellenden Road



Shop = 322 sq ft      Ground Floor = 938 sq ft      First Floor = 403 sq ft      Second Floor = 403 sq ft

Approximate Gross Internal Area  
 GROUND FLOOR = 938 sq ft / 87.23 sq m  
 MEZZANINE = 203 sq ft / 18.86 sq m  
 FIRST FLOOR = 403 sq ft / 37.44 sq m  
 SECOND FLOOR = 403 sq ft / 37.44 sq m  
 SHOP = 322 sq ft / 29.91 sq m  
 Total = 2270 sq ft / 210.88 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Munday's Estate Agents Ltd.  
 2 Mary Boast Walk  
 London SE5 8SP  
 020 3318 8900

www.mundays.com