

MUNDAY'S

Glengall Road, Peckham

£1,750,000



Classic Grade II listed semi-detached villa built circa 1843-1845, with side access, off-street parking and a sunny walled south-facing garden of 80 feet, located within Southwark's Glengall Road Conservation Area.

The handsome two-entrance property has loads of rooms, providing welcome flexibility. In current setup, delivered over three floors, you have four bedrooms, three reception rooms, a kitchen, a sunroom and a large study room. A substantial, largely-glazed garden studio of over 200 square feet (with power and water) completes the offering. More good news? The house is being sold without a chain.

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## Glengall Road



Lower Ground Floor = 796 sq ft

Upper Ground Floor = 625 sq ft

First Floor = 617 sq ft

Approximate Gross Internal Area  
 LOWER GROUND FLOOR = 796 sq ft / 73.95 sq m  
 UPPER GROUND FLOOR = 625 sq ft / 58.06 sq m  
 FIRST FLOOR = 617 sq ft / 57.32 sq m  
 STUDIO = 207 sq ft / 19.23 sq m  
 Total = 2245 sq ft / 208.56 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. (I0357409)