

MUNDAY'S

## Holly Grove, Peckham Rye

£1,895,000



Beautiful Regency semi-detached house, set within the headlining street of the Holly Grove Conservation Area.

This handsome five bed, three bath home packs an impressive punch. A pro-landscaped south-facing garden (extending over 75 feet!) is the icing on the cake. You have side access to this, and two access points from the house - at lower ground and raised ground levels. Permit-parking.

Holly Grove is one of the most exclusive streets in Peckham Rye, boasting fine Regency, Georgian, Victorian and Edwardian architecture in the main. Many of the residential buildings thereon are Grade II listed, and the oh so sunny gardens are particularly coveted; some of the neighbours even open theirs up for public viewing. Most of the houses on the street face Holly Grove Shrubbery (once known as South Grove), which was opened in 1897.

You are just a short walk from Peckham Rye Station (Zone 2, and on the London Overground network),

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

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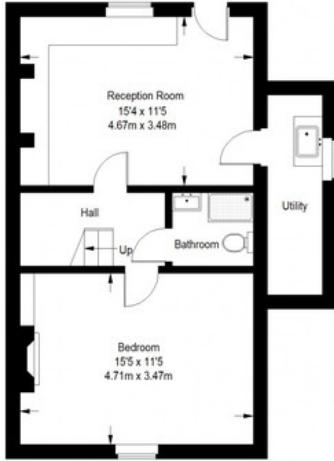
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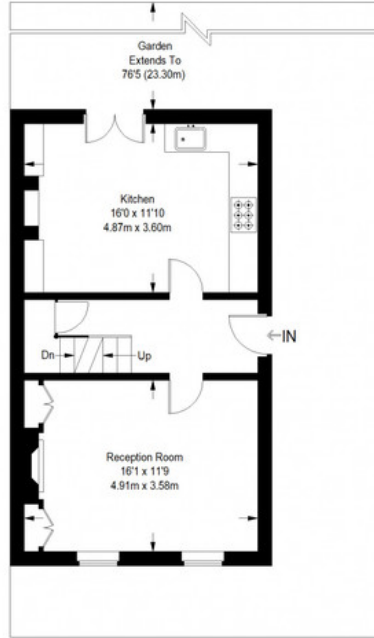
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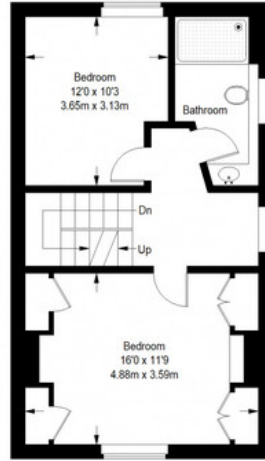
## Holly Grove



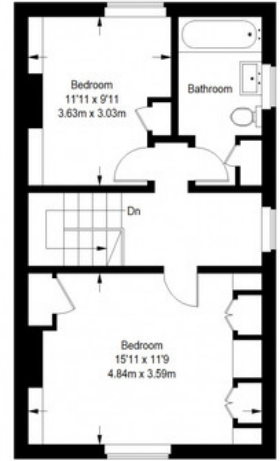
Lower Ground Floor = 542 sq ft



Ground Floor = 479 sq ft



First Floor = 475 sq ft



Second Floor = 475 sq ft

Approximate Gross Internal Area  
 LOWER GROUND FLOOR = 542 sq ft / 50.35 sq m  
 GROUND FLOOR = 479 sq ft / 44.50 sq m  
 FIRST FLOOR = 475 sq ft / 44.13 sq m  
 SECOND FLOOR = 475 sq ft / 44.13 sq m  
 Total = 1971 sq ft / 183.11 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)