

MUNDAY'S

Lyndhurst Grove, Peckham Rye

£1,250,000



Chain free Victorian townhouse of almost 1800 square feet, on one of the prettiest and leafiest streets within Holly Grove Conservation Area, with a south-facing lawned garden (of over 75 feet) backing onto Warwick Gardens.

Walk just seven minutes to Peckham Rye Station (Fare Zone 2). You are also pleasingly close to The Villa Nursery, Lyndhurst and The Belham (primary schools) and Bellenden Road.

The property is in need of comprehensive refurbishment, but presents an exciting opportunity to create your dream home.

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

www.mundays.com

MUNDAY'S



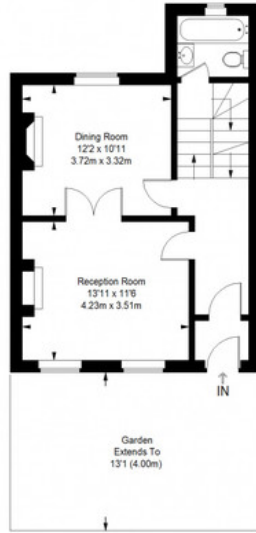
Munday's Estate Agents Ltd.
2 Mary Boast Walk
London SE5 8SP
020 3318 8900

www.mundays.com

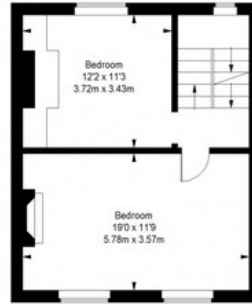
Lyndhurst Grove



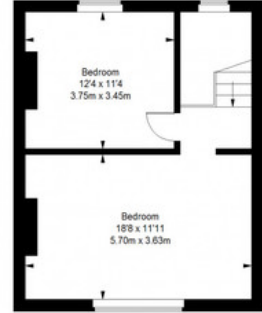
Lower Ground Floor = 462 sq ft



Ground Floor = 462 sq ft



First Floor = 426 sq ft



Second Floor = 445 sq ft

Approximate Gross Internal Area
 LOWER GROUND FLOOR = 462 sq ft / 42.92 sq m
 GROUND FLOOR = 462 sq ft / 42.92 sq m
 FIRST FLOOR = 426 sq ft / 39.58 sq m
 SECOND FLOOR = 445 sq ft / 41.34 sq m
 Total = 1795 sq ft / 166.76 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)