

Lyndhurst Way, Peckham Rye

£475,000



Oversized one bedroom apartment (of 746 square feet!) with its own front door, delivered over the lower ground floor of a grand townhouse (Georgian/Victorian cusp in vintage). A very long lease completes the offering.

The property has benefitted from many improvements under its current ownership. Among many other fab flat-features, you will enjoy new double-glazed acoya sash windows (with acoustic sound-insulating security lamination), a new hardwood front door, sound insulation throughout ceilings, new (Philips Hue) smart lighting and (Hive) smart heating systems, new flooring to the bathroom and kitchen, new ceiling lights, and a decorative scheme in Little Greene/Farrow & Ball colours with Ralph Lauren wallpaper.

Find your new characterful home on a desirable street within Southwark's Holly Grove Conservation Area. You are just a four minute walk from Peckham Rye Station. You are even closer to brilliant Bellenden Road. You are also just strides from Warwick Gardens.

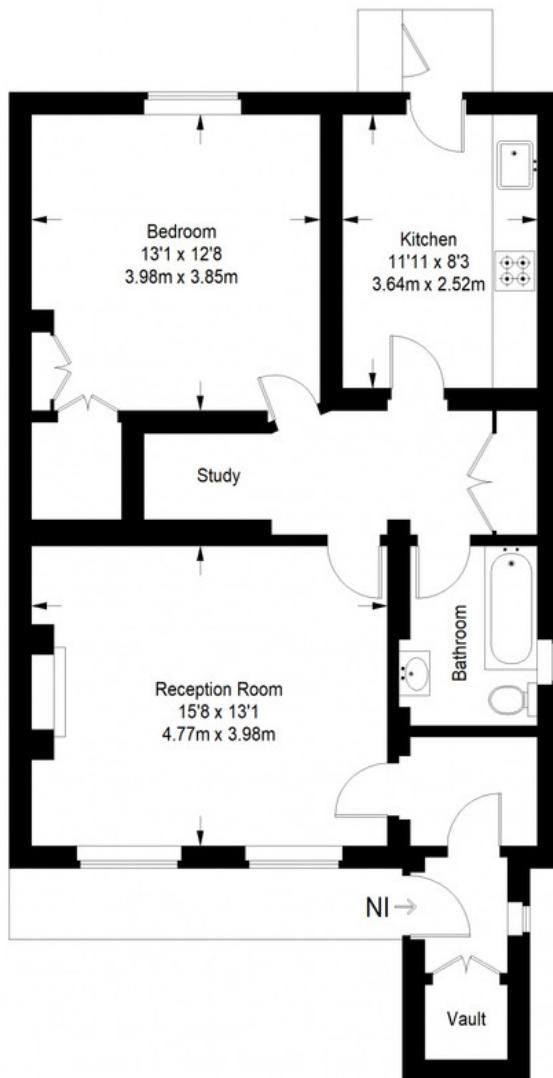
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Munday's Estate Agents Ltd.  
2 Mary Boat Walk  
London SE5 8SP  
020 3318 8900

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

## Lyndhurst Way



Lower Ground Floor = 746 sq ft

Approximate Gross Internal Area  
LOWER GROUND FLOOR = 746 sq ft / 69.30 sq m  
Total = 746 sq ft / 69.30 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)