

Lyndhurst Way, Peckham Rye

£2,950,000



At over 3000 square feet, this is one of the largest houses in the Peckham Rye area. It's also one of the loveliest! It's Georgian/Victorian cusp in age - built in 1838 - end of terrace, delivered over four full floors with two front doors, and sports a sensitive architectural treatment (Kevin Brennan, Brinkworth Design) which maximises the property's natural light and volume.

In brief: you've got two floors of reception, kitchen and utility space, and another two of bedrooms and bathrooms (five double bedrooms and both bath and shower rooms). There's parking for three cars comfortably out front on your deep drive, and out back you've got an awesome zoned and walled south-west facing garden of over 150 feet. This is lush and extremely well-established, with both native and tropical planting.

The location is as strong as the house. You are just a short walk from Peckham Rye Station (Fare Zone 2, and on the London Overground network), Bellenden Road, Warwick Gardens, The Belham School, and The



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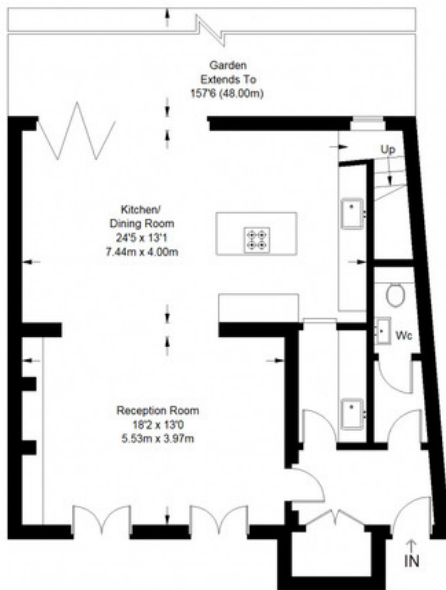
## Lyndhurst Way



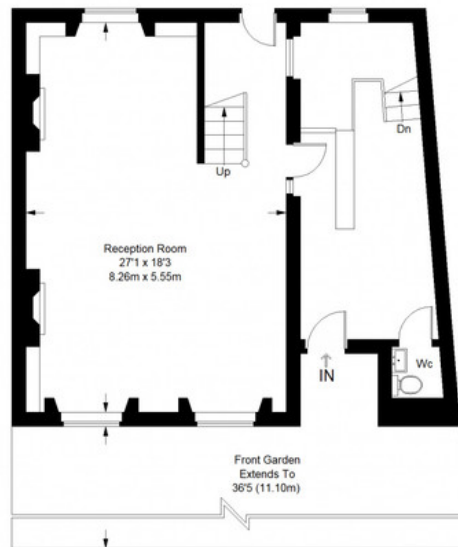
Second Floor = 792 sq ft



First Floor = 765 sq ft



Lower Ground Floor = 800 sq ft



Ground Floor = 707 sq ft

Approximate Gross Internal Area  
 LOWER GROUND FLOOR = 800 sq ft / 74.32 sq m  
 GROUND FLOOR = 707 sq ft / 65.70 sq m  
 FIRST FLOOR = 765 sq ft / 71.07 sq m  
 SECOND FLOOR = 792 sq ft / 73.58 sq m  
 Total = 3064 sq ft / 285.66



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)