

MUNDAY'S

Anstey Road, Peckham Rye

£1,395,000



Architecturally-treated five bed (four doubles and one single) optimised bay-fronted Victorian terraced house, accompanied by a sunny west-facing garden and a handy cellar.

What is most local? Walk just six minutes to Bellenden Road, Rye Lane, Peckham Rye Station, and Peckham Rye Park and Common's 113 acres.

Primary schools close to you include Bellenden and The Belham (run by Dulwich Hamlet Educational Trust). The Villa Nursery and Pre-Prep. School for little ones aged 2 to 7 is also a short walk from the house.

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## Anstey Road



Approximate Gross Internal Area  
 LOWER GROUND FLOOR = 54 sq ft / 5.02 sq m  
 GROUND FLOOR = 664 sq ft / 61.69 sq m  
 FIRST FLOOR = 512 sq ft / 47.56 sq m  
 SECOND FLOOR (EXCLUDING EAVES STORAGE) = 304 sq ft / 28.24 sq m  
 Total = 1534 sq ft / 142.51 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)