

MUNDAY'S

Elm Grove, Peckham Rye

£1,100,000



Gorgeous Victorian semi-detached house with west-facing 'city' garden (and rear access onto Bellenden Road) set directly next to a small park, on a peaceful no-through street within Holly Grove Conservation Area.

Walk just four minutes to Peckham Rye Station for regular and London Overground Zone 2 trains.

The neat and stylish 1051 square feet home has three bedrooms (one single, two doubles), a beautiful bathroom, a generous double-reception, and a slick kitchen onto a modern dining space; providing a double-aspect dining room leading out to the private and walled garden.

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## Elm Grove



**Ground Floor = 574 sq ft**

**First Floor = 477 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 574 sq ft / 53.32 sq m  
 FIRST FLOOR = 477 sq ft / 44.31 sq m  
 Total = 1051 sq ft / 97.64 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)