

MUNDAY'S

Lyndhurst Square, Peckham Rye

£2,350,000



Grade II listed delightful, detached and double-fronted four double bedroom villa of charm, beauty and magic in equal parts!

Built in 1850, the large house - ideal for a growing family - is set within a notably quiet pocket of Holly Grove Conservation Area, with useful side access, and a wide and long lawned garden which extends some 125 feet.

Lovely Lyndhurst Square was laid out in 1840. The ten villas remaining therein (post war-damage) are among the earliest Gothic styled houses in Peckham, and the houses on the south were side built in 1843 in 'Cottage Ornée' style. This is a close community with friendly and supportive neighbours. There is permit-parking for residents.

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

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



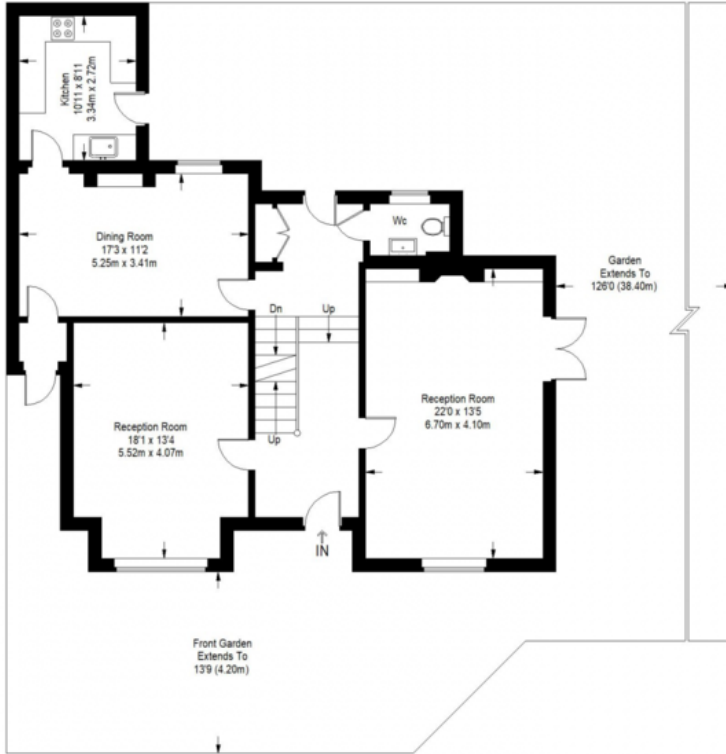
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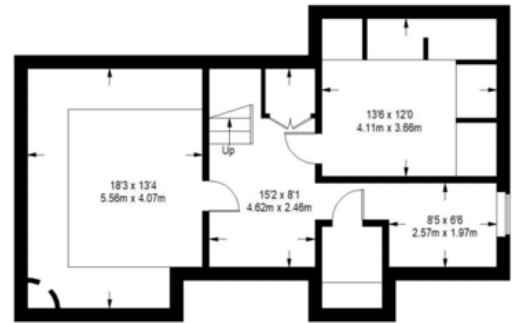
## Lyndhurst Square



Ground Floor = 1088 sq ft



First Floor = 1009 sq ft



Basement = 635 sq ft

Approximate Gross Internal Area  
 BASEMENT = 635 sq ft / 58.99 sq m  
 GROUND FLOOR = 1088 sq ft / 101.08 sq m  
 FIRST FLOOR = 1009 sq ft / 93.74 sq m  
 Total (excluding basement) = 2097 sq ft / 194.81 sq m  
 Total (including basement) = 2732 sq ft / 253.80 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)