

MUNDAY'S

Lyndhurst Way, Peckham Rye

£1,995,000



Big is beautiful Victorian semi-detached townhouse (one of a pretty pair) delivered over four original floors, with two separate front entrances, and side and street access to the generous and part-walled mature west-facing garden of over 65 feet.

Your new abode is nestled within Holly Grove Conservation Area, on a wide and leafy street of trophy homes - close to Warwick Gardens, a few minutes from Bellenden Road, and five from Peckham Rye Station. The Belham Primary and The Villa Nursery and Pre-Prep. are your most local schools.

There is obvious scope to extend the house to the rear - as many neighbours on both sides of the street have done. Potentially (you would obviously need to seek out and obtain relevant permissions) you could also build at the foot of the garden, where a brick-built summer house/shed currently stands. Or you may like to keep a car or two or motorcycle back here off the street.

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

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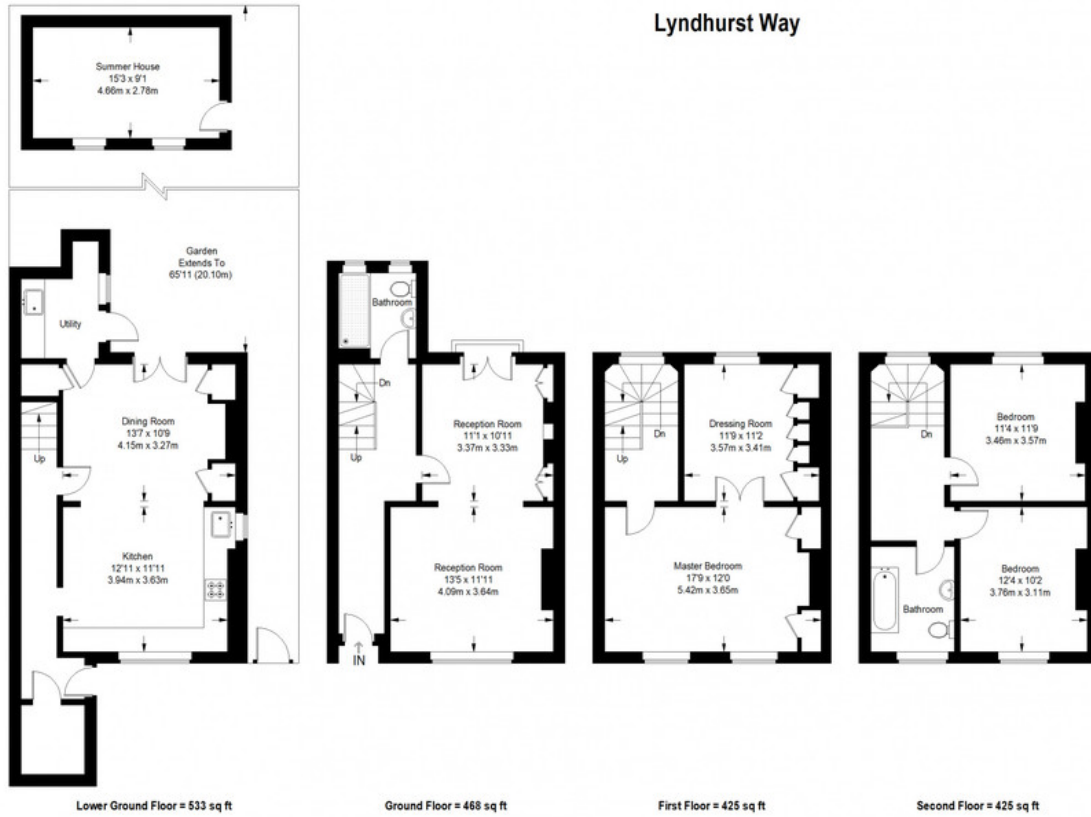
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## Lyndhurst Way



Approximate Gross Internal Area  
 LOWER GROUND FLOOR = 533 sq ft / 49.52 sq m  
 GROUND FLOOR = 468 sq ft / 43.46 sq m  
 FIRST FLOOR = 425 sq ft / 39.48 sq m  
 SECOND FLOOR = 425 sq ft / 39.48 sq m  
 SUMMER HOUSE = 143 sq ft / 13.28 sq m  
 Total = 1994 sq ft / 185.24 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. (D357409)