



Stanfords

— sales & lettings —

£690,000 Share of Freehold
2 bedroom flat

Lyndhurst Way
Peckham

Read all about it...

Located on the ever-popular Lyndhurst Way in Peckham's sought-after Bellenden Village, this charming split-level flat forms part of a handsome converted pub and offers bright, practical living with a private sun terrace and an abundance of natural light. With two bedrooms, an open-plan layout, and a chain-free sale, it's an ideal choice for first-time buyers or those looking to shape a home with potential.

The first floor features a welcoming entrance hall that opens into a spacious open-plan kitchen and lounge. French doors lead directly onto a private terrace, creating a light-filled living space perfect for relaxing or entertaining. Upstairs, the property offers two well-proportioned bedrooms and a well-kept bathroom, providing a comfortable layout suited to modern living.

The private sun terrace is a real bonus, a peaceful spot to enjoy fresh air, grow a few plants, or savour a morning coffee on sunny days. The flat also benefits from a large private storage space in the basement - ideal for bikes, suitcases, or seasonal items.

Lyndhurst Way is set in a vibrant and well-connected part of SE15, just a short stroll from Peckham Rye station, offering quick links into the city. The area is known for its strong sense of community, with local parks, independent shops, cafes, and excellent schools all nearby.

This is a fantastic opportunity for buyers looking to step onto the property ladder, commute with ease, or create a stylish home in one of Peckham's most desirable neighbourhoods.

Tenure: Share Of Freehold | **Ground Rent** - NA | **Annual Service Charge:** £1700 | **Council Tax:** Southwark Band C

CHAIN FREE
LARGE PRIVATE STORAGE SPACE
IN THE BASEMENT
SPLIT LEVEL APARTMENT
0.3MI TO PECKHAM RYE
STATION

SUN TERRACE
OPEN PLAN KITCHEN/LIVING
ROOM
BELLENDEN VILLAGE

Like what you see?

Call **020 8699 6778** or email us at foresthill@stanfordestates.london
to arrange a viewing or request further information





FIRST FLOOR

Entrance Hall

Pendant ceiling light, laminate wood flooring.

Kitchen/Lounge

5.73m x 4.51m (18' 10" x 14' 10")

Spotlights, sash windows, French doors to the sun terrace, fitted kitchen units, sink with drainer, wood worktops, electric oven, gas hob with overhead fan extractor, integrated dishwasher, radiator, laminate wood & tiled flooring.

SECOND FLOOR

Landing

Pendant ceiling light, laminate wood flooring.

Bedroom

3.53m x 3.01m (11' 7" x 9' 11")

Pendant ceiling light, sash windows, radiator, laminate wood flooring.

Bedroom

3.01m x 2.15m (9' 11" x 7' 1")

Pendant ceiling light, sash window, radiator, laminate wood flooring.

Bathroom

2.16m x 1.77m (7' 1" x 5' 10")

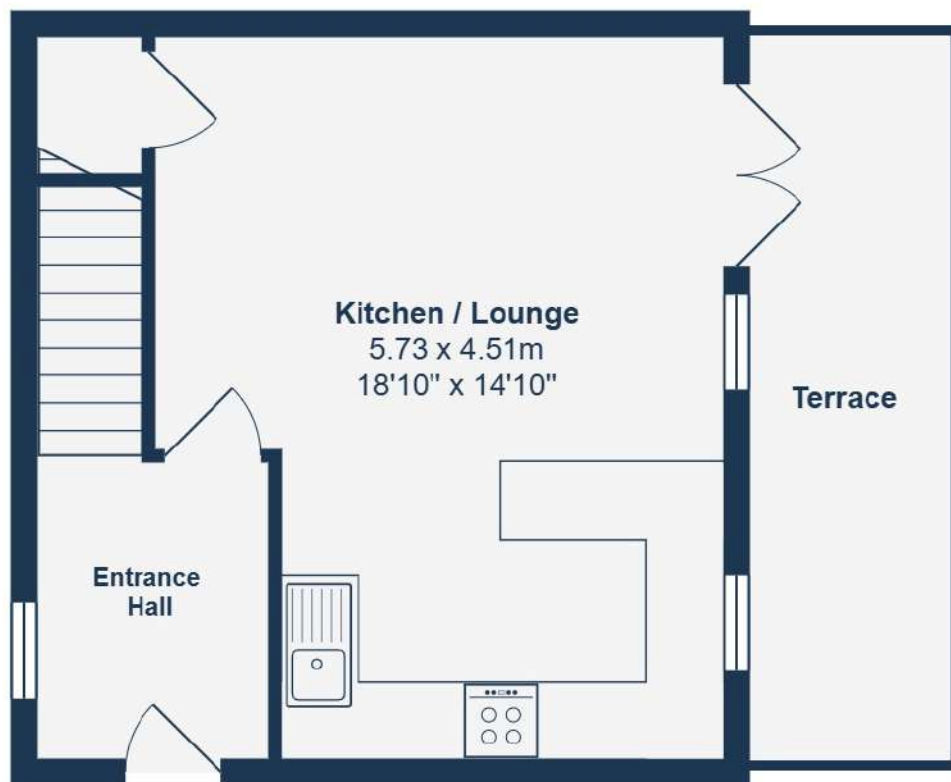
Spotlights, frosted sash window, basin sink unit, bathtub, radiator, WC, tiled walls & flooring.

OUTSIDE

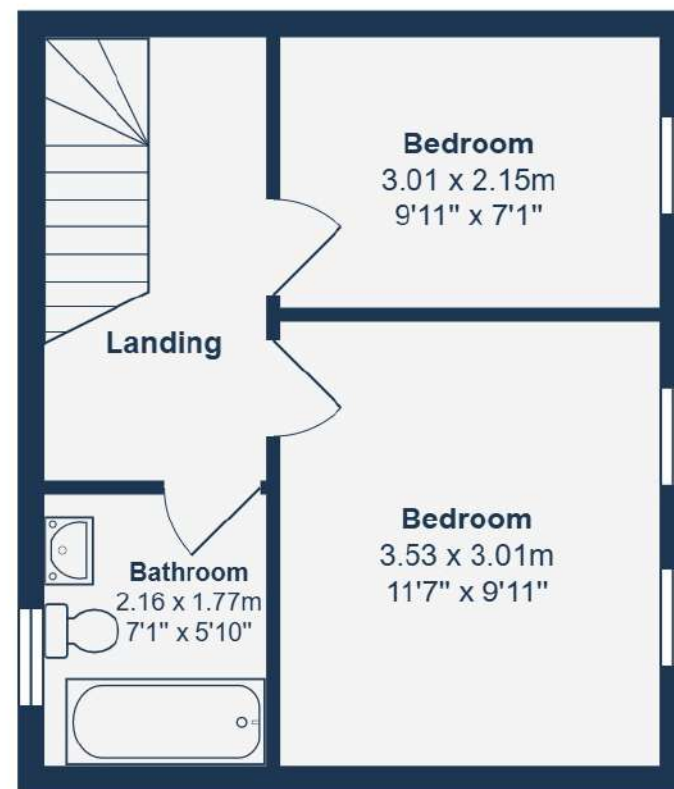
Sun Terrace

BASEMENT

Private Storage



First Floor



Second Floor

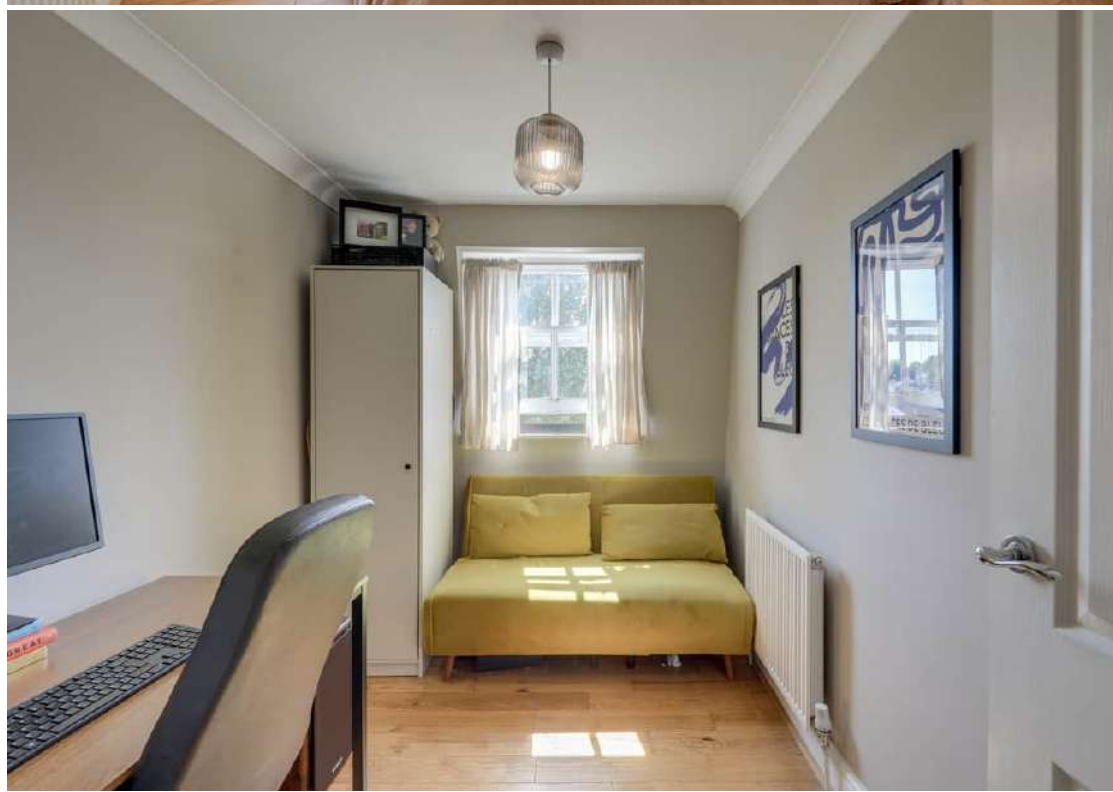
Total Area: 68.7 m² ... 740 ft²

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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