



OFFERS IN EXCESS OF

£700,000

Bellenden Road

London, SE15 4RF

**GARETH
JAMES**

PROPERTY SUMMARY

A beautifully appointed Victorian two-bedroom cottage, gracefully positioned along the more tranquil stretch of Bellenden Road, effortlessly blending timeless period charm with refined contemporary living, complete with a private rear courtyard garden.

2



1



1









Bellenden Road, SE15
 Approximate Gross Internal Area:
 58.61 SQ.M / 631 SQ.FT



Illustration for identification purposes only. Not to scale.
 Floor Plan Drawn According To RICS Guidelines.

2 | 

1 | 

1 | 

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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