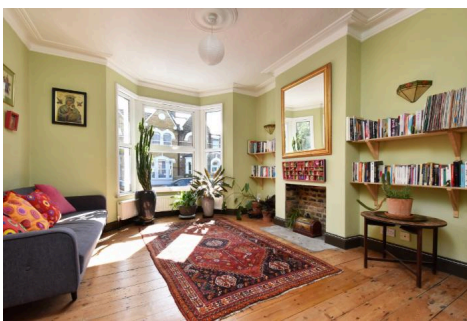


250, Bellenden Road, SE15 4BY · 3 bedroom House

£1,050,000



ALPS Estates Ltd trading as Pickwick Estates

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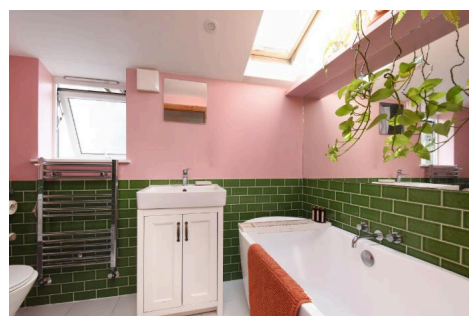
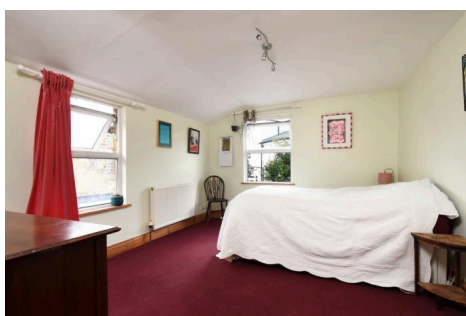
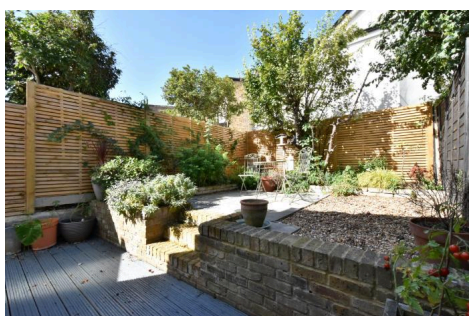
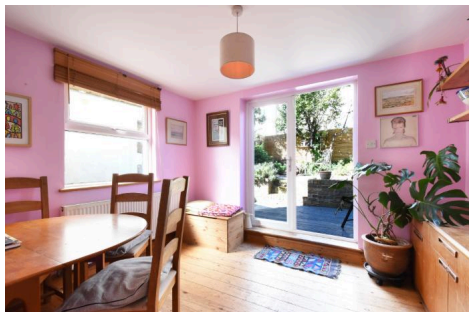
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Property description



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Located on the leafy and sought-after Bellenden Road, this charming Victorian terrace spans 1,216 sq ft and offers three generously sized double bedrooms, a family bathroom, double reception room, kitchen/breakfast room, and a landscaped west-facing rear garden. The home retains many original features, blending period charm with modern finishes.

From the street, the house has plenty of kerb appeal, with its exposed brick façade, decorative masonry, and sash windows. A neat front garden and a few steps lead up to an ornate arched porch. Inside, the hallway provides useful under-stairs storage and a guest WC.

At the front of the property, the double reception room has been opened up to create a flowing, versatile space. High ceilings and a large bay window allow natural light to flood in, while exposed fireplaces, original wooden flooring, and period detailing add warmth and character.

To the rear, the kitchen/breakfast room is a superb entertaining space. The kitchen runs along both sides of the room, with a breakfast bar housing the sink. A chimney breast provides the perfect spot for a large range cooker, while original exposed wooden flooring continues throughout.

At the far end, there is space for a dining table with dual-aspect light, and French doors open directly onto a generous west-facing garden—perfect for afternoon and evening sun. The garden extends down the side return and features steps up to a low-maintenance patio surrounded by mature plants and trees.

Upstairs, to the rear of the house, is the first of three double bedrooms, enjoying dual-aspect light and views over the garden.

Adjacent is a stylish family bathroom, complete with skylight and window for natural light and ventilation.

It features a freestanding bath with wall-mounted fittings, walk-in shower, wash hand basin with vanity, toilet, and heated towel rail.

Further along the hallway is a second double bedroom, decorated in neutral tones with carpeted flooring. The principal bedroom occupies the full width of the house at the front, boasting twin sash windows and a wall of built-in wardrobes.

Location

This house sits at the quieter end of Bellenden Road, the other end of the street leads to the vibrant “Bellenden Village,” home to an eclectic mix of boutiques, cafés, and restaurants. Favourites include Artusi, The Begging Bowl, and Ganapati, alongside newer arrivals such as The Sourcing Table and FIKA. Traditional pubs like The Victoria Inn and The Montpelier provide cosy atmospheres, while The Village Grocer and Flock & Herd butchers offer quality local produce.

Nearby Rye Lane is alive with culture and nightlife, from rooftop drinks at Frank’s and gigs at The Bussey Building to films at Peckhamplex Cinema. On the other side, East Dulwich offers more choice, with The Cherry Tree pub and the ever-popular



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Lordship Lane, lined with shops, eateries, and bars.

Families benefit from excellent local schools, including The Belham Primary and The Villa Nursery and Pre-Prep on nearby Lyndhurst Grove, as well as Dog Kennel Hill and Lyndhurst Primaries.

Green space is abundant, from the peaceful William Griggs Park and Warwick Gardens to the vast Peckham Rye Park and Common, which hosts summer festivals. Fitness enthusiasts are spoilt for choice with Reformer Pilates at Level Out on Bellenden Road, personal training and classes at Milo and the Bull, yoga at Yogarise in The Bussey Building, or tennis at The Butterfly Tennis Club. Zen Yoga Studio on Camberwell Grove provides a calming alternative.

Transport links are excellent. Peckham Rye Station is just a short walk away, with fast services to London Bridge, Shoreditch, Victoria, Blackfriars, King's Cross, and Clapham Junction. East Dulwich and Denmark Hill stations are also within a 15-minute walk, providing further connections across London.

Property features

- Charming Victorian terrace on sought-after Bellenden Road
- Three spacious double bedrooms
- Stylish family bathroom with freestanding bath & walk-in shower
- Bright double reception with fireplaces, bay window & original flooring
- Kitchen/breakfast room with island, range cooker & French doors to garden
- Landscaped west-facing garden with patio & mature planting
- Guest WC & useful hallway storage
- Excellent local shops, restaurants & green spaces nearby
- Good selection of local highly rated schools
- Strong transport links from Peckham Rye, East Dulwich & Denmark Hill



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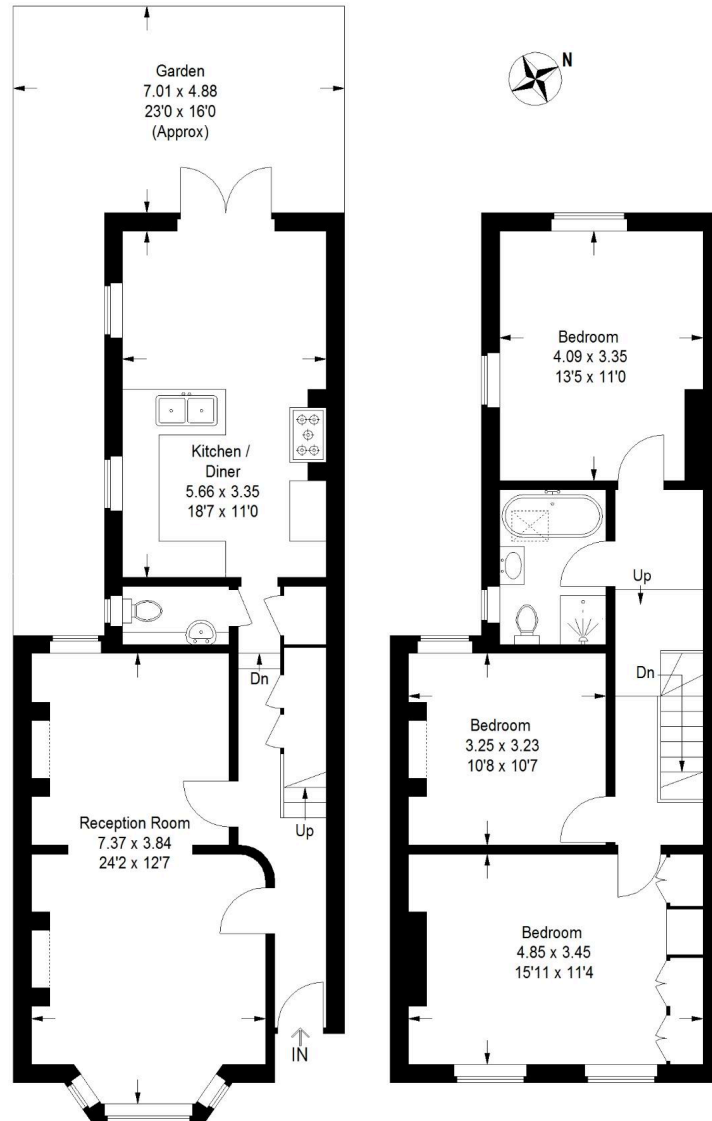


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Bellenden Road

Approximate Gross Internal Area
1216 sq ft / 113.0 sq m



Ground Floor

First Floor

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates



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