

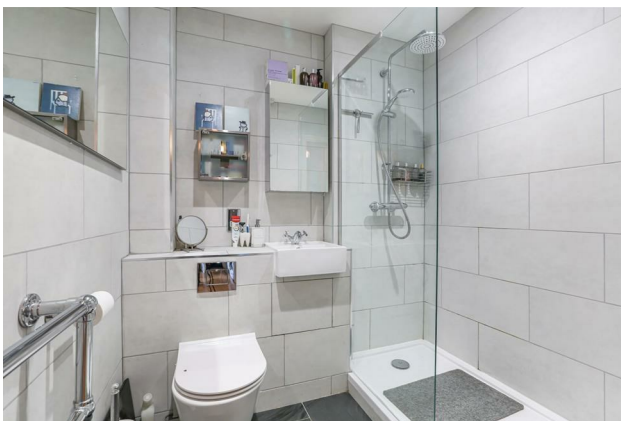
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**Peckham Road, London, SE15 5LE**

**Guide Price £350,000 to £425,000**

**Property Images**



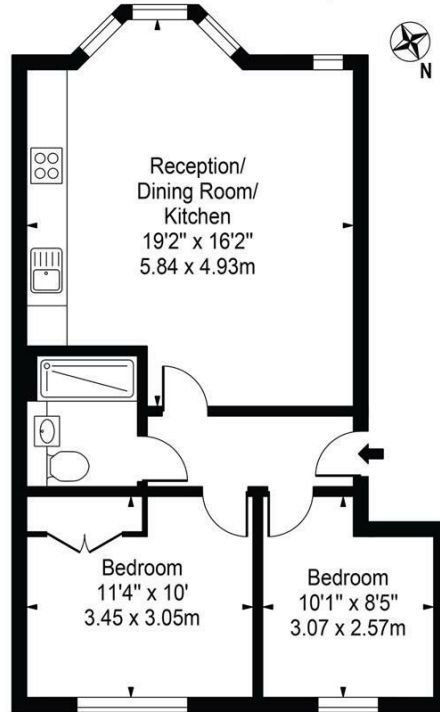
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## Property Images



Peckham Road, SE15 5LE  
 Approx. Gross Internal Area 554 Sq Ft - 51.47 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

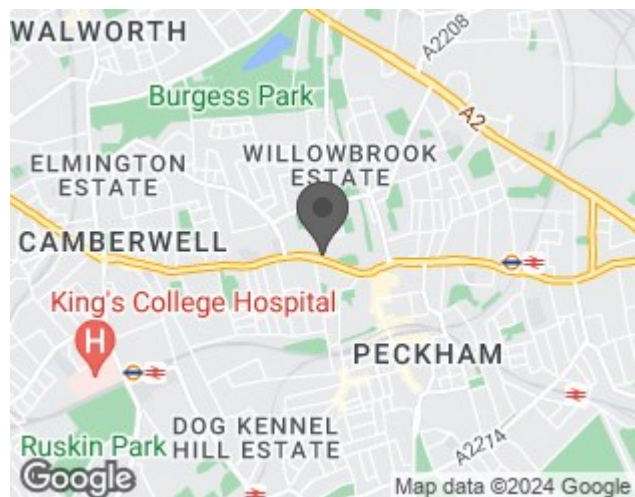
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Apartment - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1  
 Tenure: Leasehold

## Features

• Guide Price £350,000 to £375,000 • Open-Plan Living Room/Kitchen • Secure Entry • Contemporary Bathroom • In proximity of coffee shops, restaurants and shops • 546 Sqft Approx • Proximity To Transport • Lots of parks, open and green spaces locally

EPC TBC

COUNCIL TAX BAND B

LEASEHOLD

Guide Price £350,000 to £375,000

Set on the second-floor of this popular residential block and in proximity of Peckham Rye station is this 2-bed apartment. Offered in good condition, spanning approximately 546sqft and offering two double bedrooms, a larger than average open living room/kitchen and a family bathroom this property would be perfect for a family home. The property also benefits from substantial Communal Gardens.

Peckham Road is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

Nearby Peckham Rye station offers train services into London Victoria and London Bridge.

The property is offered in immaculate condition and early viewing is advised.

Schools:

There are 3 schools that are in proximity:

Angel Oak Academy.  
Michael Faraday  
Brunswick Park

Transport:

Peckham Rye  
Denmark Hill  
Queens Road Peckham

There are also multiple buses serving surrounding areas and also the City of London

Recreation and Amenities:

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Burgess Park offers lots of open green spaces and a lake for walks and family days out

There is also a Plethora of Boutique Coffee Shop, Restaurants and Bars to be enjoyed locally.