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HERE TO GET *you* THERE

Ednam House, Friary Estate, London, SE15 6SE

Asking Price £250,000

Property Images



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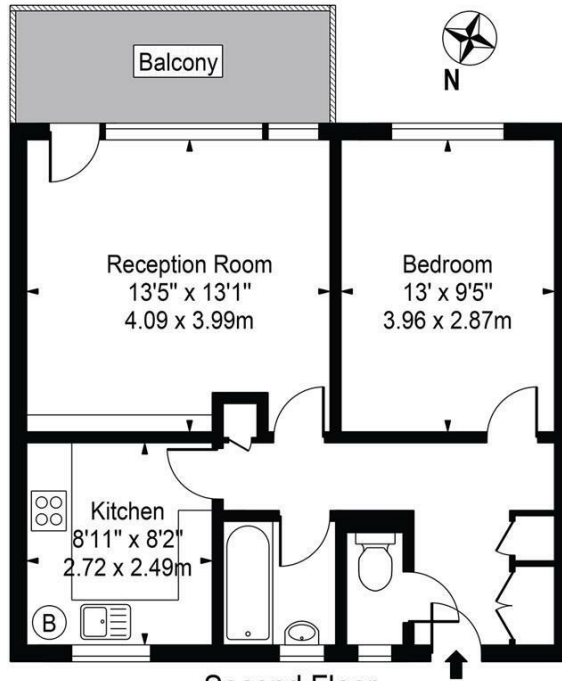


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Property Images

Ednam House,
Friary Estate, SE15 6SE
Approx. Gross Internal Area 529 Sq Ft - 49.15 Sq M



Second Floor

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

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

Map



Details

Type: Flat Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Asking Price £250,000 - CHAIN-FREE - new to market is this one bedroom apartment situated in Peckham. Spanning approximately 529 sqft and offering one double bedroom, an living room a separate kitchen, a family bathroom and a balcony this property would be perfect for a first-time buyer.

Features

• Asking Price £250,000 • CHAIN-FREE • Approximately 529 SqFt • One-Bedroom Apartment • Private Balcony • Good Condition • Close Proximity to Amenities • Close Proximity to Schools • Close Proximity to Shops and Restaurants • Close Proximity to Parks and Green Spaces

EPC C

COUNCIL TAX BAND A

LEASEHOLD

Chain-Free - Asking Price £250,000

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok.

Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

Set on the second-floor of this popular residential block and in proximity of Queens Road Peckham station is this one-bed apartment. Offered in good condition, spanning approximately 529sqft and offering one double bedroom, a larger than average living room, a separate kitchen, a family bathroom and a private balcony overlooking communal gardens this property would be perfect for a first-time buyer/investor. The property also benefits from secure off-street parking and also substantial Communal Gardens.

The Friary Estate 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 Queens Road Peckham station offers train services London Bridge.

The property is offered with no onward chain and early viewing is advised.

Schools:

There are 3 schools that are in proximity:

John Donne Primary School.
Harris Academy Peckham Park.
St Thomas the Apostle Secondary School.

Transport:

Queens Road Peckham

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

Recreation and Amenities:

Peckham Rye Park & Common and 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.

Verified Material Information

Asking price: Price £250,000

Council tax band: C

Council tax annual charge: £1593.76 a year (£132.81 a month)

Tenure: Leasehold

Lease length: 103 years remaining (125 years from 2002)

Property type: Flat

Property construction: Standard form

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C