

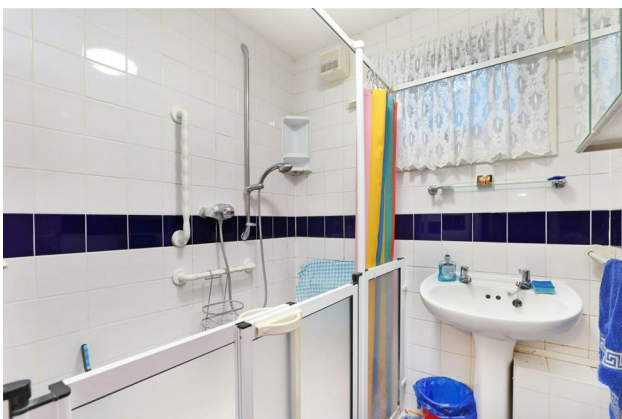
# HUNTERS®

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**Hanover Park, London, SE15 5HS**

**Guide price £550,000-£600,000**

**Property Images**

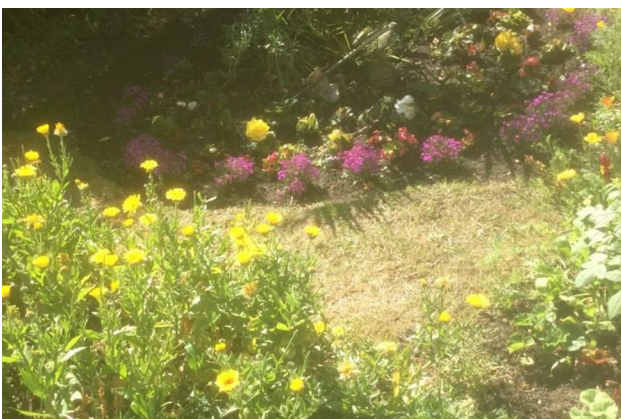
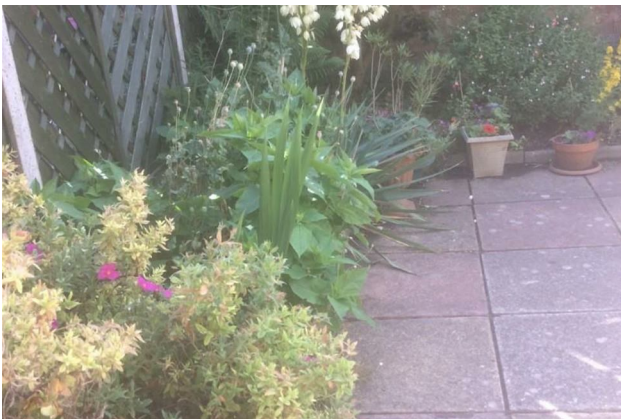




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## Property Images

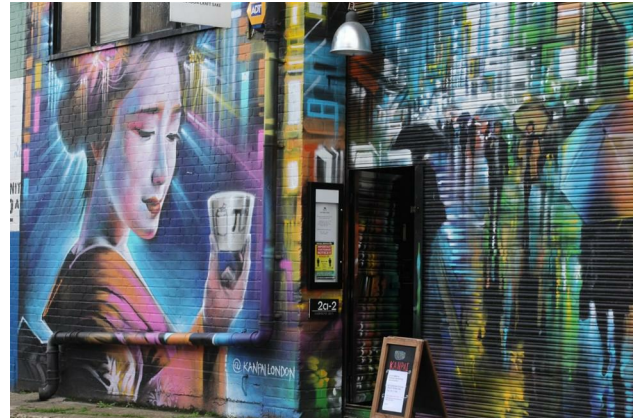




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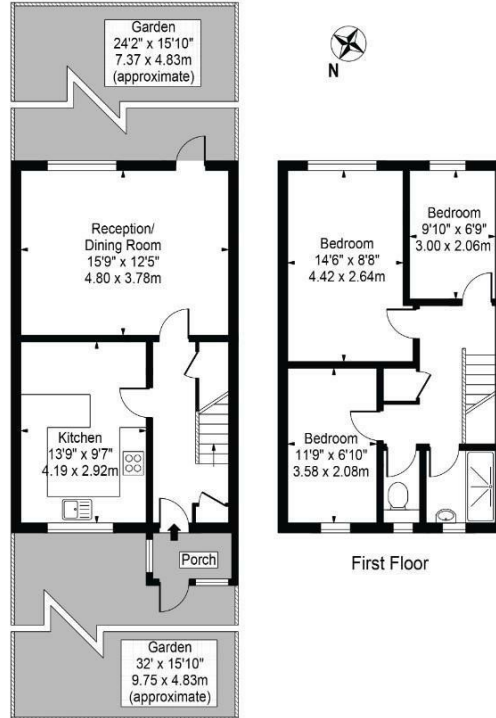
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## Property Images



## Hanover Park, SE15 5HS

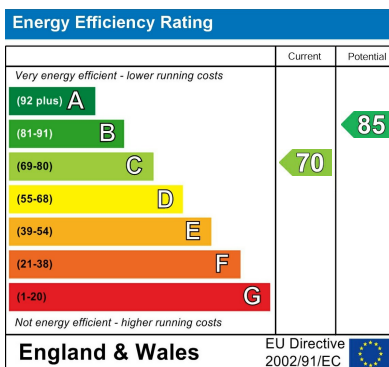
Approx. Gross Internal Area 842 Sq Ft - 78.22 Sq M



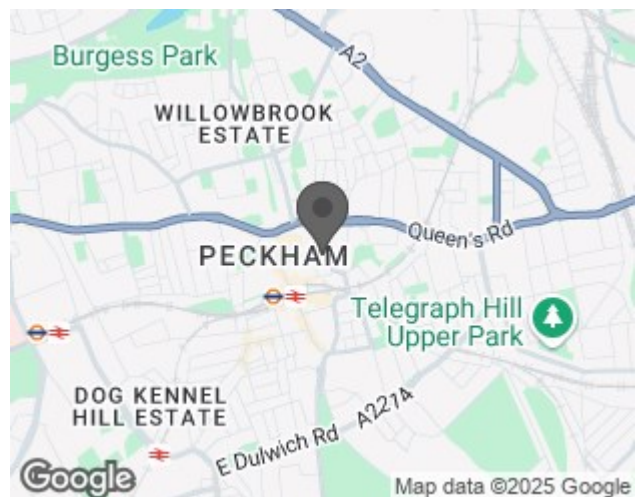
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

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



### Map



### Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Freehold



## Summary

Guide price £550,000 to £600,000. This is a rare to market opportunity to live in a FREEHOLD HOUSE in the heart of Peckham SE15 off the highly acclaimed Rye Lane in an ideal location (made famous by the BAFTA Award winning 2023 film of the same name). Buyers could move in immediately.

## Features

• Guide price £550,000 to £600,000 • CHAIN-FREE • FREEHOLD • Great for access to transport • South facing rear garden • Larger than expected front garden • Three bedrooms • Loft • Great for access to town centre

## Description

EPC - C

Council Tax Band C - Southwark

FREEHOLD

CHAIN-FREE

The house offers over 840 sq ft of space over two floors with a southerly facing rear garden and front garden (the front garden is larger than many rear gardens locally) that sets the house back from the street and offers potential for off street parking, cycle storage and a wealth of other storage or utility possibilities.

Additionally the house offers three bedrooms, 2 doubles and a single all of which are upstairs and a loft space which we are advised is of a good size.

Some stand out points include:

- Live in proximity to the town centre with the vibrant and interesting local life within easy reach but return to your home nearby which feels tranquil and tucked away
- PRIVATE FRONT AND REAR GARDENS (rear garden perfect for alfresco dining as its southerly facing)
- FREEHOLD HOUSE

There is a lot to appreciate about this property and we encourage buyers to view our HD VIDEO WALK THROUGH and VIRTUAL REALITY TOUR to get a clear sense of what's on offer.

Local primary schools include:

John Donne Primary (good Ofsted rating), Angel Oak Academy (good Ofsted rating), Harris Academy Primary (good Ofsted rating)

Local secondary schools include:

Harris Academy (good Ofsted report), Tuke school (outstanding Ofsted report)

Few London residents can claim to get onto the station platform within minutes of leaving their home yet have such quiet enjoyment when indoors. Once inside the property you don't realise you are in a central hub with so many amenities and conveniences on your doorstep, such as Peckham Rye and Burgess Park. The area includes cycle routes, cinemas and local theatres, schools, several gyms, a sports centre with a swimming pool and an award winning multi level library.

In recent years SE15 has become highly acclaimed for its evolving social atmosphere and vibrancy. Residents can enjoy a vast array of shops, cafes, bars and restaurants.

Here's what some of our local residents told us about the accessibility of the locality:

"We love the hustle and bustle of Rye Lane with Franks, Peckham Levels, The Bussey Building not to mention Copeland Park where there's a different fair or market every weekend as well as iconic local restaurants like Persepolis, Yada's, Franks, Peckham Bazaar, Larry's and Mr. Bao." "You are approximately 5 minutes walk from Bellenden Village extremely popular for its boutique shops, grains stores, pubs, book shops etc. Just beyond is Goose Green and Lordship Lane which offer even more options for great dining, social and recreation."

In addition, you will find a multitude of well-known branded shops (Boots, Primark, Holland and Barratt, Morrisons, Lidl and Currys to name a few) alongside the many independent shops.

Peckham Rye train station is in proximity of the property and offers some of the following travel times:

London Bridge in approximately 14 minutes

Victoria in approximately 15 minutes

St Pancras in approximately 25 minutes

You may also travel to Clapham Junction, Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington from this station.

In the opposite direction, Camberwell also has a trendy arts scene. Similarly, to Peckham there is always an exhibition to enjoy or some popular places to eat, drink and socialise. Kings College hospital is also located in Camberwell, a 20 minute walk away or a 5 minute train ride to Denmark Hill.

With so much to offer in the local area and so many features offered by the property, we expect high demand from buyers.

Contact Hunters to arrange your viewing.

Verified Material Information

Council tax band: C

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

Tenure: Freehold

Property type: House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Great, EE - Good

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 area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access shower

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.