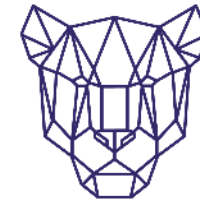
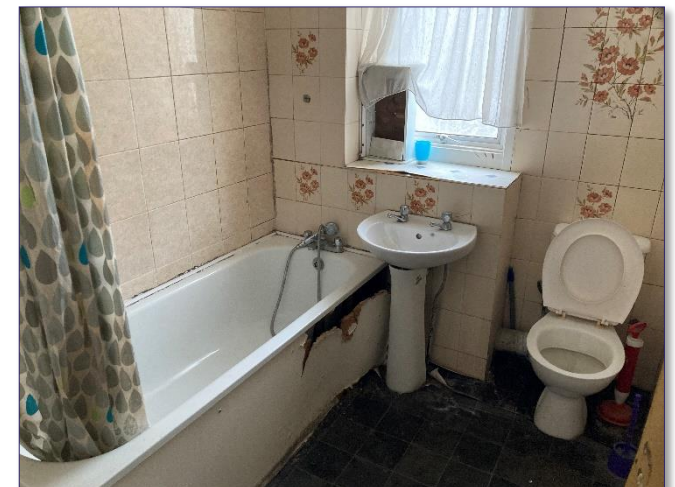


**Birch Close, London**  
**SE15 4UG**  
**Guide Price £450,000**



**PANTERA  
PROPERTY**



**Birch Close, London**  
**SE15 4UG**  
**Guide Price £450,000**

- Sold as seen
- Requires modernisation
- No onward chain
- Central Peckham location
- Close to transport
- Rear garden

Contacts:

To enquire about this property or for further  
information, please get in touch with:

Amy White

0330 118 6610

[amy@panteraproperty.com](mailto:amy@panteraproperty.com)

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.

## DESCRIPTION

Pantera Property are delighted to offer to the market a three-bedroom mid terraced house, providing a rear garden. The house offers a fantastic opportunity to add value and modernisation to the property.

The property comprises:

Ground floor

- Porch
- Dining area
- Kitchen
- Living room

First floor

- Landing
- Bedroom one
- Bedroom two
- Bedroom three
- Bathroom



**PANTERA  
PROPERTY**

## LOCATION

Birch Close is conveniently located just 0.2 miles from Peckham Rye Station, offering direct services to London Bridge, Victoria, Elephant & Castle underground stations, as well as the London Overground network. This provides easy access to Canada Water (Jubilee line for Canary Wharf) and Shoreditch High Street. Bellenden Road and Rye Lane are only a short walk away, featuring a wide selection of cafes, restaurants, and bars. For outdoor activities, Peckham Rye Common is also nearby.

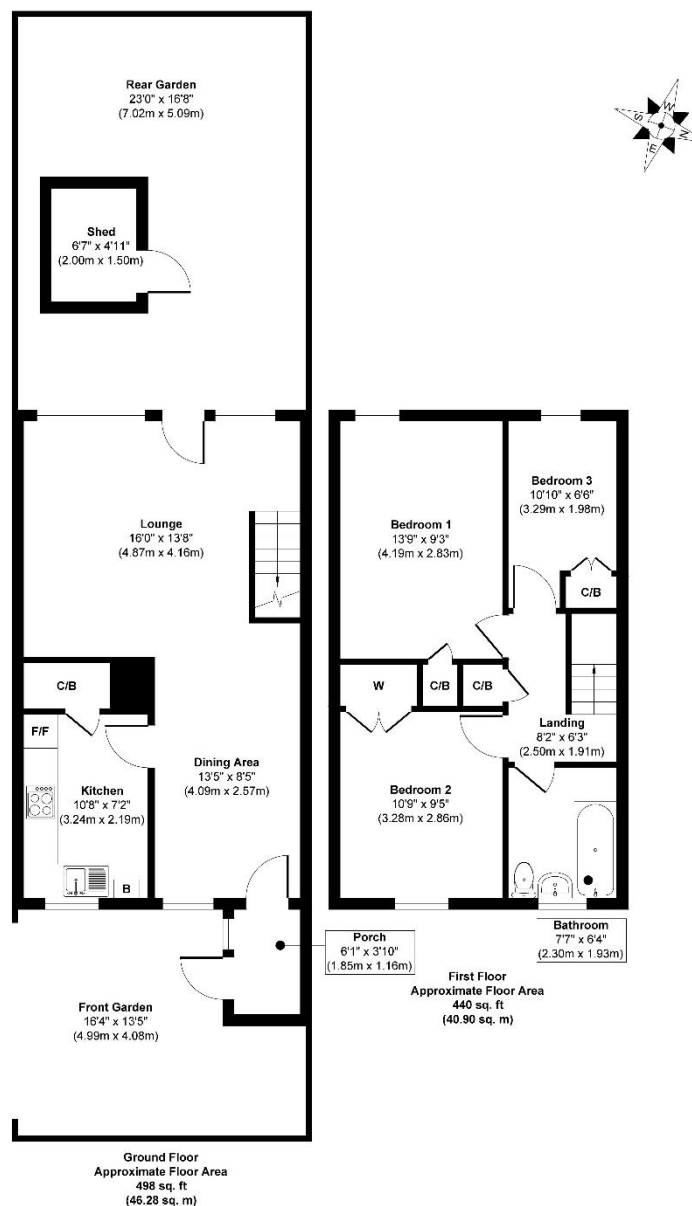
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		







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**Approx. Gross Internal Floor Area 938 sq. ft / 87.18 sq. m (Including Outbuilding)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.