

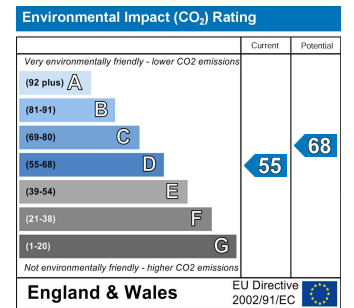
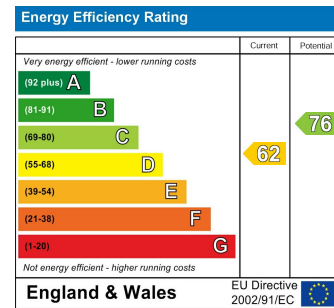


HUNTERS[®]
HERE TO GET *you* THERE

Pennack Road, London, SE15 | Guide Price £325,000
Call us today on 020 7708 2002



- Two Double Bedrooms
 - Well Presented
 - Balcony
- Gross Internal Area 76m²
 - Council Tax Band B
 - EPC Rating D



GUIDE PRICE: £325,000 - £350,000.

Introducing this Spacious and Well Presented Two Bedroom Flat with a Balcony – Measuring over 76m².

Internally you will find that the property is bright and neutrally decorated throughout, with a reception room offering ample space to relax and entertain guests, and access to a balcony through a single door at the end of the reception. The kitchen offers space for a table and chairs, and is fitted with wall and base units, an integrated oven and hob, and space for plumbing and white goods, finished with wood flooring. There are two generously sized double bedrooms located off the hallway, with space for furnishings, finished with carpeting. The bathroom is fitted with a sink and a bath with an overhead shower, perfect for a relaxing soak or the busy morning dash. There is a separate W.C adjacent.

The property is located in the vibrant Peckham area, which has transformed into one of the city's trendiest neighbourhoods while retaining much of its authentic character. The area is well known for its eclectic mix of culture, creativity, and community spirit. Peckham boasts a range of independent shops, restaurants, bars, and cafes. Bellenden Road and Rye Lane, both nearby, are hubs of activity, offering everything from artisan coffee shops to traditional markets and global cuisine. Pennack Road is well-connected to the rest of London, making it a convenient base for commuters and city explorers alike. Queens Road Peckham Station is a few bus stops away offering London Overground and National Rail train services to London Bridge, Clapham Junction, Canada Water and Shoreditch High Street. Peckham Rye Station is also a short bus ride away with additional rail and Overground services, with connections to Victoria, Blackfriars, and other key destinations.

Guide Price: £325,000 - £350,000

Tenure: Leasehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 102 years remaining (Started in 2001 with a lease of 125 years)

Ground rent: £10 a year (Subject to increase)

Increase calculation: Set Figure

Service charge: £3,672 a year (Includes Heating and Hot Water)

Construction: Standard construction

Property type: Mid-terrace, Flat

Number of floors:2

Entrance on floor:1

Has lift: No

Over commercial premises: No

Parking: Communal

Controlled parking zone: Yes

Electricity: Connected to mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: District Heating System

Heating features: Double glazing

Building safety issue: No

Restrictions

Title TGL187936 contains restrictions or restrictive covenants.

Here is a summary but a property lawyer can advise further: - No transaction by one owner alone under which money is paid can be registered unless authorised by a court order

Rights and easements

Public right of way through and/or across your house, buildings or land: No

Flood risk: Yes

River and sea flooding risk: Very Low; Surface water flooding risk: Low;

Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No

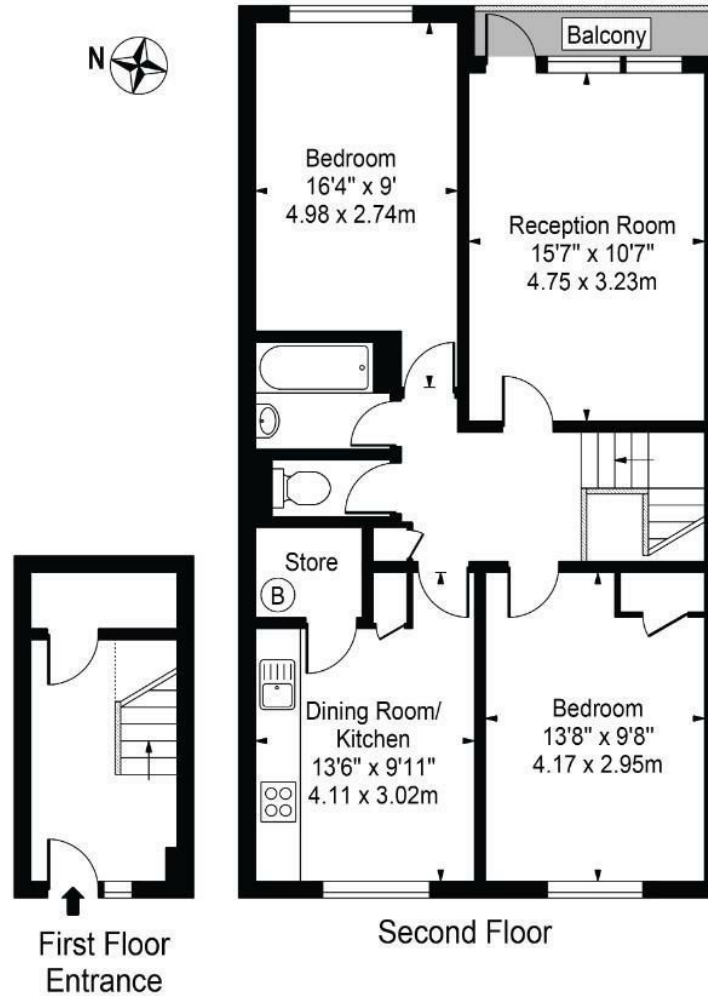
Planning and development: No

Listing and conservation: No

Accessibility: None

Coalfield or mining: No coal mining risk identified

Pennack Road, SE15 6DD
Approx. Gross Internal Area 827 Sq Ft - 76.83 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.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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