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Peckham Road, London, SE5 | Guide Price £525,000 to £550,000  
Call us today on 020 7708 2002





- Two Bedroom Apartment
  - Top Floor
- Charming Period Features
- Communal Roof Terrace
- Share of Freehold (Lease Length 948 Years Remaining)
- Ground Rent: Not Payable
- Service Charge: £2,550 PA
  - Chain Free!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

Guide Price £525,000 to £550,000

A spacious top floor two bedroom apartment with charming period features and a communal roof terrace! Chain Free

Internally you are presented with a generously sized reception area with plenty of space for relaxing or entertaining guests. The room has large timber box bay sash windows that offer ample natural light, dark wood flooring and a feature fireplace. The eat-in kitchen has sleek white handleless wall and base units and built-in appliances, there is space for a dining table and chairs, two large sash windows creating a bright dining area, another feature fireplace, with a built-in pantry and original dresser unit providing additional storage. Both bedrooms are of a similar size and have space for a double bed and additional furniture and feature a fireplace. The master bedroom and hallway further benefit from built-in storage for added convenience. There is a modern bathroom with a three-piece suite complete with shower over a deep, square bath with contemporary tiling, sink and WC. This apartment benefits from access to a large communal roof terrace and is being offered with a share of freehold and chain free!

Barrington House itself has a unique charm and is very conveniently located for both the amenities of Peckham and Camberwell. On Peckham Road you will find a Sainsburys local (0.3 miles away). You are located a 0.7 mile walk to Peckham Rye station providing trains into London Victoria, London Bridge and London Blackfriars, and a 0.8 mile walk to Denmark Hill station where you can reach Dalston and the major stations of London. Peckham is continually developing, and you can find a Peckham Levels, the Bussey Building, Peckham Plex and Franks rooftop bar all off Rye Lane. Located across the road is the South London Gallery and in Camberwell you can find many pubs, bars and independent restaurants and shops.

Tenure: Share of Freehold

Council Tax band: B

Authority: London Borough of Southwark

Lease length: 948 years remaining (Started in 1974 with a lease of 999 years.)

Ground rent: Not payable

Service charge: £2,550 a year

Construction: Standard construction

Property type: Other build form, Flat

Number of floors: 4

Entrance on floor: 3

Has lift: No

Over commercial premises: No

Parking: On street, permit required

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: Central heating, Mains gas

Building safety issues: No

Restrictions:

Here is a summary but a property lawyer can advise further: - No building is allowed within 25 feet of Peckham High Road or 15 feet of other roads, except fences up to 6 feet high. - Boundary fences must be maintained by the property owner. - No detached house can be built for less than £400, and no house for less than £350, based on historical values. - No buildings can be used as shops, warehouses, or factories, and no trade or manufacturing is allowed. - No dwelling house can be built more than 60 feet from the front building line. - Owners must contribute to the repair of roads and sewers until public authorities take over responsibility.

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

Flood risk: Yes

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

Planning and development: No

Listing and conservation: In a conservation area (Sceaux Gardens Conservation Area)

Accessibility: None

Mining: No coal mining risk identified

**Barrington House,  
Peckham Road, SE5**

Approximate Gross Internal Area 73 sq m / 786 sq ft



**Third Floor**

Floor Plan produced for Hunters by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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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