



barnardmarcus

**Peckham Grove, London SE15 6PN**

**welcome to**

## **Peckham Grove, London**

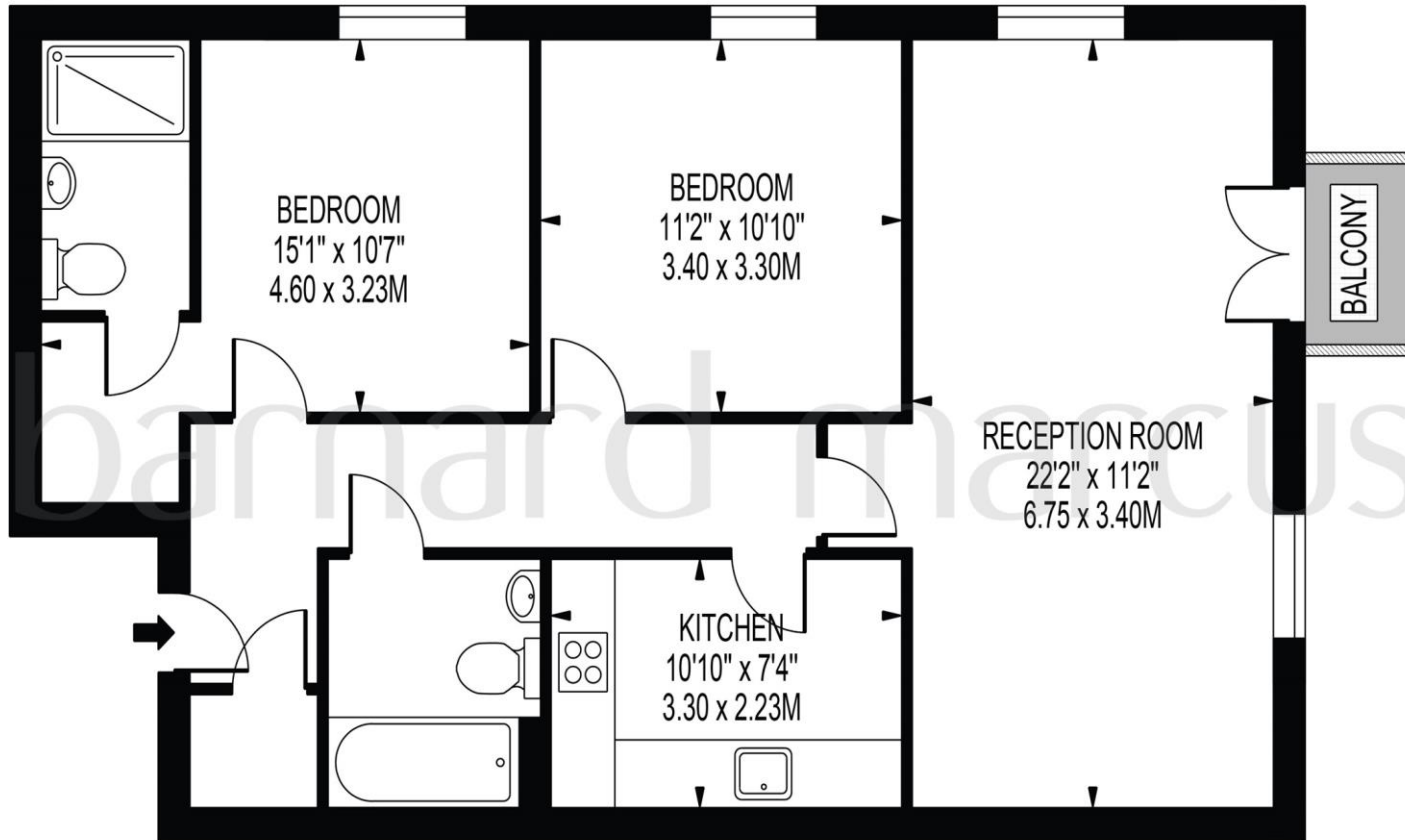
Barnard Marcus are delighted to bring to market this generously sized TWO BEDROOM APARTMENT marketed with NO ONWARD CHAIN and ideally positioned for a wealth of amenities in both PECKHAM & CAMBERWELL. The property briefly comprises of an entrance hall, large reception room, PRIVATE BALCONY, separate kitchen, TWO DOUBLE BEDROOM complete with EN-SUITE to MASTER BEDROOM & bathroom. Situated in a prime location, this flat offers the perfect blend of convenience and tranquility. With excellent transport links, commuting couldn't be easier with well connected buses to Elephant & Castle, Vauxhall, New Cross and further; Peckham Rye Overground Station is just a short walk away, serving major stations such as London Bridge, Victoria, and Canada Water. Local amenities are abundant with a local Tesco Express and Pure Gym neighbouring the proper, making everyday life a breeze. The lively Peckham High Street is only a short distance away, offering an array of trendy bars, cafes, and restaurants catering to all tastes.



Additionally to this just minutes away on the Bellenden Road, you will discover a vibrant array of independent boutiques, local markets, and renowned art galleries, adding to the unique charm of this area. The vibrant well-renowned Burgess Park is less than a 5 minute walk away from the property, including tennis courts, BMX track and cafés.

# PECKHAM GROVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 808 SQ FT - 75.10 SQ M



## SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

### Entrance Hall

### Reception Room

22' 2" x 11' 2" ( 6.76m x 3.40m )

### Kitchen

10' 10" x 7' 4" ( 3.30m x 2.24m )

### Balcony

### Bedroom One

15' 1" x 10' 7" ( 4.60m x 3.23m )

### En-Suite

### Bedroom Two

11' 2" x 10' 10" ( 3.40m x 3.30m )

### Bathroom

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## **Peckham Grove, London**

- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- LIFT ACCESS
- GATED DEVELOPMENT
- IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE
- CLOSE TO LOCAL AMENITIES
- LEASEHOLD
- APPROXIMATELY 808 SQ. FT. OF ACCOMMODATION

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PKM103135](https://barnardmarcus.co.uk/Property/PKM103135)



Property Ref:  
PKM103135 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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