



Stuart Road, SE15 | £485,000

02087029666

[peckham@pedderproperty.com](mailto:peckham@pedderproperty.com)

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# In General

- Two double bedrooms
- Top floor
- Private garden
- Well presented
- Long lease
- Well located
- Plenty of storage
- Close proximity of Peckham Rye Park

# In Detail

A light-filled two bedroom flat with a generous private garden, positioned at the top of a small low-rise development on a quiet road, just moments from Peckham Rye Park.

Set on the top floor, the flat offers two well-proportioned double bedrooms, both beautifully presented and complete with built-in storage. The reception room is bright and welcoming, with a lovely double aspect, wood flooring and a feature fireplace. It opens through to a stylish, well-lit kitchen, with plentiful worktop space and storage, and a glorious view of the allotments beyond. The bathroom is equally smart and light, finished with high quality fittings, and well laid out in a soft, neutral palette. There's also a handy external cupboard right next to the front door, offering plenty of useful extra storage.

Outside, the garden is a real highlight. Well stocked with mature, colourful and edible plants, it feels incredibly private thanks to the allotments that back directly onto the garden wall. There's a tucked away paved seating area, a greenhouse, and a large brick-built outbuilding with shelves that's ideal for storing bikes, tools and outdoor kit.

You're within easy reach of Nunhead, Honor Oak, Peckham Rye, and Brockley stations, with fast links into London Victoria, London Blackfriars, London Bridge and London King's Cross via the Overground and City Thameslink. Bus stops from central London are moments from your door, and excellent schools are nearby. The green open spaces of Peckham Rye Park are just across the road, and the tranquil, wooded paths of Nunhead Cemetery are located nearby. Nunhead village, with its independent shops, cafés and community feel, is in easy reach — and Peckham's restaurants, bars and cultural spots are also close at hand. East Dulwich, Lordship Lane, and the vibrant Bellenden Road are all within easy reach.

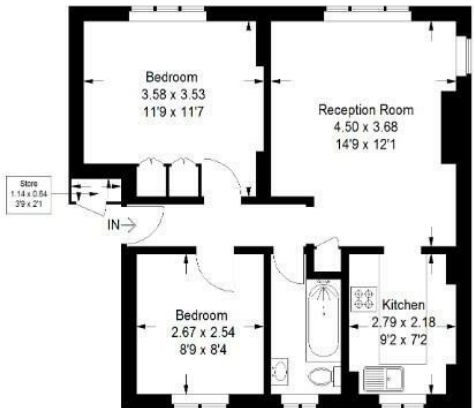
EPC: D | Council Tax Band: B | Lease: 170 years remaining | SC: £1,409 | GR: £0 | BI: Including in SC



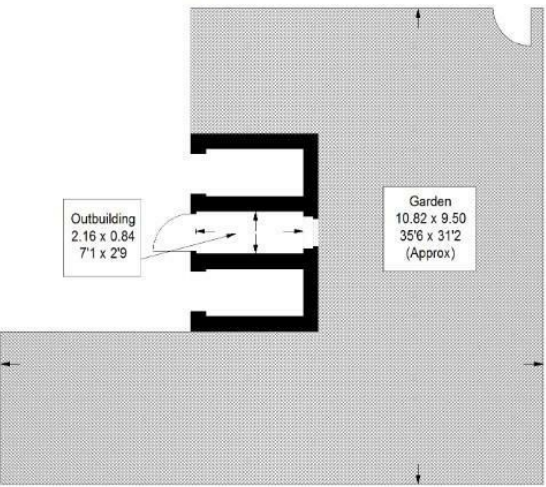
# Floorplan

## Stuart Road, SE15

Approximate Gross Internal Area  
50.8 sq m / 547 sq ft  
Store = 0.5 sq m / 5 sq ft  
Outbuilding = 1.8 sq m / 19 sq ft  
Total = 53.1 sq m / 571 sq ft



Second Floor



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B		
69-80 C		
55-68 D	63	67
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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