



## Peckham Rye, SE22

£725,000

Forming part of an elegant Victorian house with beautifully restored frontage, this two double-bedroom garden flat has a superb split-level layout measuring over 1000 square feet. Superbly located with direct views over Peckham Rye its offered with a share of the freehold and no onward chain.

Peckham Rye Park & Common is on your door step with Lordship Lane within easy reach providing an array of shops, restaurants and bars. Frequent rail links into Zone One can be found from East Dulwich and Peckham Rye stations.

### Features

- Over 1000 Sq Ft
- Split-Level
- Two Double bedrooms
- Private Garden
- Opposite Peckham Rye
- Share Of Freehold





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The large front reception room on the raised ground floor, retains its lovely original high ceilings, and large bay window with built-in shutters offering direct and picturesque views of the Rye. Behind, the spacious well-equipped kitchen has ample space for a dining table and opens on to a decked balcony with stairs down onto the rear garden which is paved with shrub boarders and has a secluded feel.

The ground floor has been arranged as two usable double bedrooms, the main bedroom benefits from a lovely wide bay window to the front of the property with its own ensuite shower room, whilst the second bedroom over looks the rear garden and is served by a second family bathroom/WC. Both bathrooms have been neutrally fitted and finished in contemporary style.





# Peckham Rye, London, SE22



Total area (approx.): 95.1 sq. m (1023.6 sq. ft)