



All enquiries Ref: Callum Glenn

- **Leasehold three bedroom split level maisonette**
- **Full vacant possession**

Location:

The property is located on Pelican Estate in Grumman Road, which lies between Peckham Road (A202) and Lyndhurst Way. Shopping amenities can be found locally along Peckham High Road with a further range of shops, bars and restaurants located north in Central London. Public transport links include Peckham Rye Railway Station to the south east together with a network of local bus services serving the surrounding area. The property is served by road links with the A202 to the north and the A205 situated to the south. Recreational pursuits are available at Burgess Park to the north and Lucas Gardens to the west.

Accommodation:

Bedroom, reception room, kitchen
Two bedrooms, bathroom/WC

EPC rating: TBC

Council Tax Band: B

Lease:

The property is held on a long lease for a term of 125 years from 13th April 2015

To view:

Strictly by prior arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

