



FLAT 26 ROTHER HOUSE RYE HILL ESTATE, PECKHAM RYE, SE15 3JB

£350,000
LEASEHOLD

Well presented, SPACIOUS, two DOUBLE Bedroom GROUND FLOOR flat marrying city living with fantastic green space, overlooking Peckham Rye Park. PARKING available

TEMPLE WHARF
PROPERTY CONSULTANTS

FLAT 26 ROTHER HOUSE RYE

- Ground Floor Flat • Two Double Bedrooms • Well Presented • Light and Bright Throughout • Good Storage Space • Off Street Parking • Over looking Peckham Rye Park • Long Lease and Low Charges

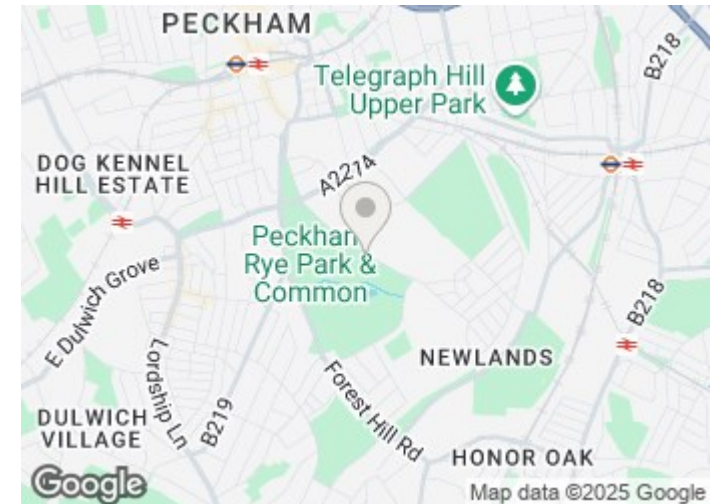


This delightful flat is light and bright with plenty of character! The Entrance Hall has plenty of room for prams, coats, shoes, bags and it still feels spacious. The large Lounge has a lovely box bay area currently used as a Dining area offering plenty of space for relaxing or entertaining guests as well as a large storage cupboard. The lovely square kitchen has plenty of work surface and storage space. There are two double bedrooms both light and bright. A separate bathroom and WC ensuring comfort and convenience for getting ready in the morning.

Outside to the front is unallocated off road parking.

Situated on the Rye Hill Estate in the heart of Peckham Rye overlooking Peckham Rye Park. Nestled in a vibrant neighbourhood, this flat offers the best of city living with easy access to local amenities, trendy cafes, and beautiful green spaces. The flat's location provides a perfect blend of urban excitement and peaceful retreat.

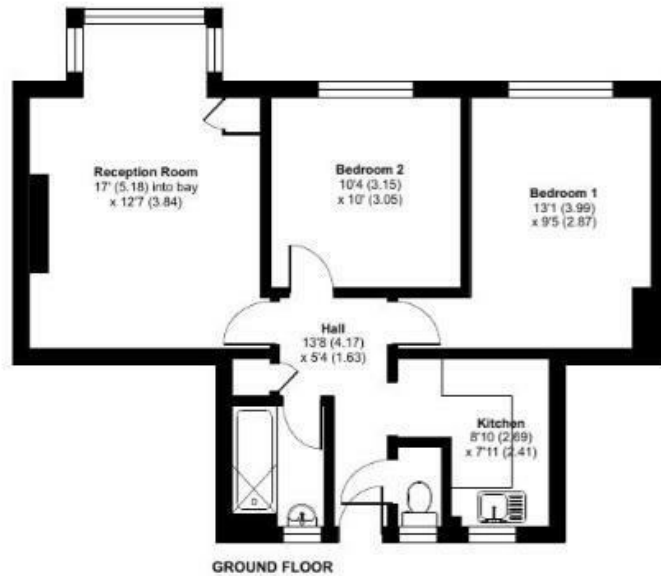
The owner advises that there is approx. 103 years remaining on the lease with a ground rent of £10 per annum and a service charge of £1,400 per annum.



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		
	68	77
England & Wales		EU Directive 2002/91/EC

Peckham Rye, SE15

Approximate Area = 611 sq ft / 56.8 sq m
For identification only - Not to scale



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