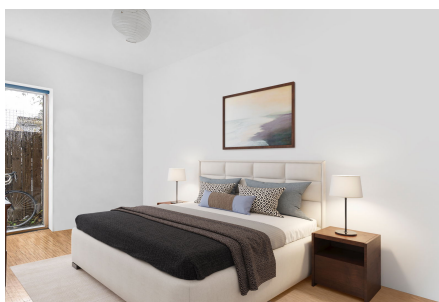


Peckham Hill Street, Peckham, SE15

Guide Price £500,000 - £525,000

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Please Quote Ref TH0310 For All Enquiries - GUIDE PRICE £500,000 - £525,000 - Designed by an award-winning architect, this two-bedroom ground floor apartment combines intelligent layout with light-filled contemporary interiors and a charming, cobbled garden. Set behind its own front door, the home offers rare privacy in a central location, just a short stroll from 140 acres of green open space within Burgess Park and moments from the eclectic mix of restaurants, cafés, bars, clubs, galleries and shops that define Peckham's vibrant culture.

The apartment is cleverly configured, with all principal rooms overlooking and opening onto the garden, creating a strong visual and physical connection to the outdoors. Glazed doors flood the



living space with natural light and lead directly to a peaceful, low-maintenance garden framed with cobbles and timber decking. It's a private, sheltered spot, ideal for a morning coffee, al fresco dining, or simply retreating from the pace of city life.

The kitchen is sleek and practical, with underlit cabinetry, integrated appliances, generous worktops and space to cook and entertain with ease. The layout flows naturally into the living and dining area, creating an open, welcoming space that feels both relaxed and refined.

Both double bedrooms enjoy garden views and direct access outside, offering excellent light and a quiet sense of separation. They are served by an elegantly styled family bathroom with a modern suite and clean, timeless finishes.

Throughout the property, rich bamboo flooring, double glazing and gas central heating contribute to a warm and inviting atmosphere. Four substantial storage cupboards offer excellent practicality without compromising the simplicity of the space.

At the rear of the garden, a secure garage with power and light, originally designed for a single motorcycle, offers versatile additional storage.

Idyllically positioned for easy access to both Peckham Rye and Queens Road stations, with direct links to London Bridge in around 10 minutes, this is a home that offers privacy, light, and calm, right at the heart of one of London's most creative and energetic neighbourhoods.

Lease Term: Share of freehold - circa 108 years remaining.

Service Charge: N/A.

Ground Rent: N/A.

All prospective purchasers are advised to make their own enquiries via a solicitor.

Viewings are highly recommended.



Key Features

- Please Quote Ref TH0310 For All Enquiries
- Fantastic Central Location
- Bright and Spacious Semi-Open Plan Reception/Kitchen
- Motorcycle Garage
- Close to Excellent Transport Links - 10 Mins Peckham Rye to London Bridge
- Beautiful Two Double Bedroom Ground Floor Apartment (698 Sq.Ft)
- Architect Designed, Contemporary Finish
- Charming Cobbled Garden with External Secure Store
- Share of Freehold and No Chain
- Short Walk to Thriving High Street Amenities

Approximate Gross Internal Area 698 sq ft - 65 sq m

