

PECKHAM ROAD, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
OFFERS IN EXCESS OF £548,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 475 years on the underlying lease

Service Charge : £751 per annum

Ground Rent : n/a

FEATURES

Private Garden

Super Convenient Location

Separate Kitchen and Living

Share of Freehold



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Well Appointed Two Bedroom Period Garden Flat.

Sitting on the ground floor of a well placed period block, this purpose built two bedroom boasts its own private garden - great for entertaining come summer! The living room and kitchen are separate and there are two nicely sized bedrooms. In addition the flat enjoys access to the large shared roof space with views of the local area. In addition to the immediate amenities of Peckham Road, you're within a pleasurable eight minute ramble of bountiful Bellenden Village.

Transport is a cinch with Peckham Rye Station a seven minute stroll for swift, regular services to London Bridge, Victoria, Elephant and Castle, Blackfriars, Farringdon, Shoreditch and oodles more. The South London Gallery Cafe is great for impressing visitors with! Rye Lane is tantalisingly close for any amount of culture. For coffee, croissants, books, antiques, flowers and dry cleaning services, go no further than Bellenden Village (an eight minute walk). Even closer is the famed Toad Bakery which has the neighbourhood going nuts for its delectable delicacies.

The handsome red bricked exterior sits back from the street and invites you through a shared entrance. The flat is accessed to the rear of the communal hall. Inside you find a bright, nicely presented front facing reception with feature fireplace, parquet wooden floors and high ceilings. The first of your bedrooms comes next along the hall with a peaceful rear aspect. The shower room precedes your kitchen/diner which leads via sliding doors to the private rear garden. Last but not least comes the second bedroom which steals pleasantly secluded garden views.

The area has easy access to Peckham Rye (zone 2 and an eight minute walk) and Denmark Hill stations (also zone 2 and about a 12 minute walk away) for services to London Bridge, Victoria and Blackfriars. The London Overground whizzes you to Clapham, Shoreditch and Canada Water for the Jubilee Line. A whole variety of buses run into town along Peckham Road, just five minutes away. We love Petitou, The Victoria Inn, Ganapati and The Begging Bowl. The Bussey Building has some fab rooftop bars and even a cinema! The highly considered Villa Nursery is as close - now that's an easy morning drop off! The wide open green spaces of Peckham Rye Park are also within easy reach. Even closer are the very lovely Warwick Gardens and Lucas Gardens- great spots for relaxing or a read of the papers.

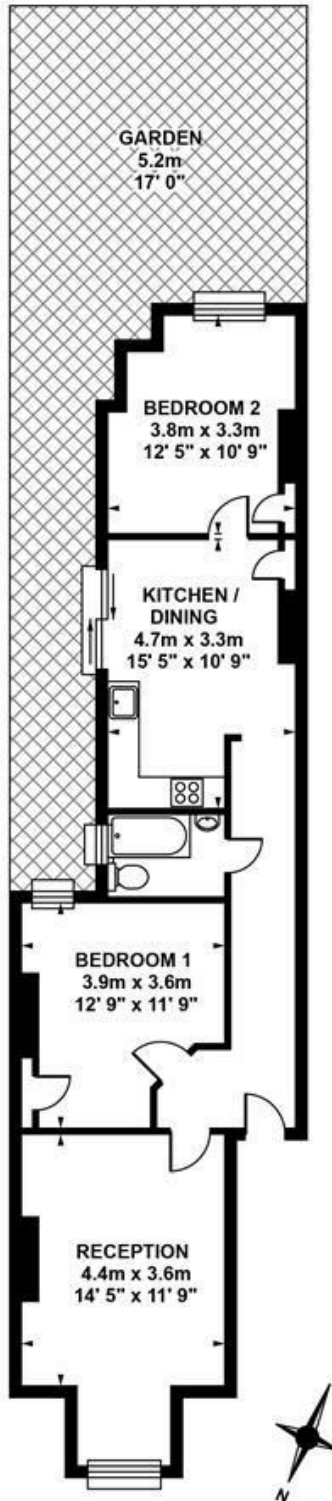
Tenure: Share of Freehold

Lease Length: 475 years remaining

Council Tax Band: B

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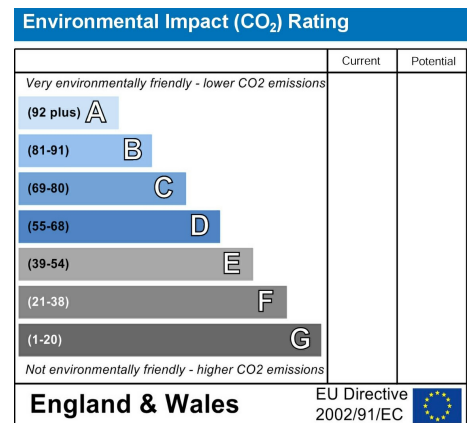
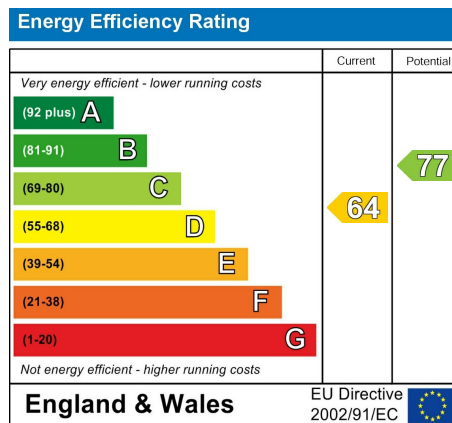


GROUND FLOOR

Approximate internal area :
69.82 sqm / 751 sq ft

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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

