

HANOVER PARK, PECKHAM, SE15  
LEASEHOLD - SHARE OF FREEHOLD  
GUIDE PRICE £550,000 TO £600,000



## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 1

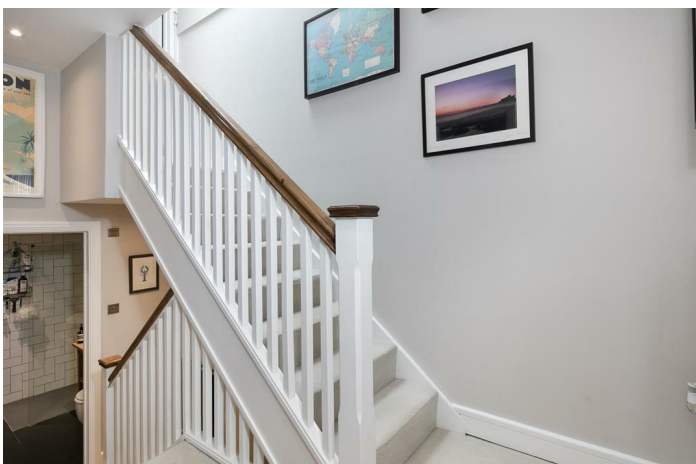
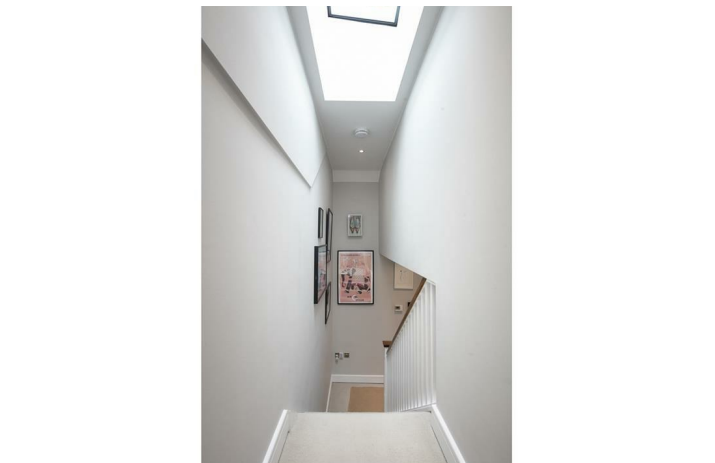
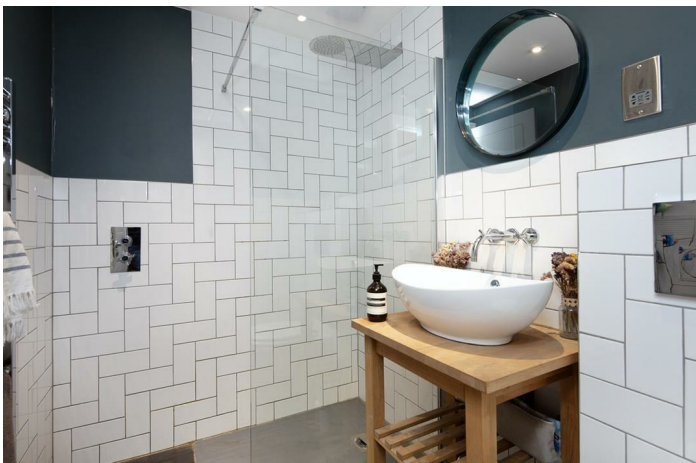
Lease Length: 118 years on the underlying lease  
Service Charge: Pay communal bills etc 'as and when'  
Ground Rent: n/a

## FEATURES

Split Level Flat  
Wonderful Private Balcony  
Charming Vaulted Ceilings  
Amazing Storage  
Exciting Potential to Extend  
Share of Freehold



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Beautiful Split Level Two Bedder with Vaulted Ceilings and Private Balcony - CHAIN FREE.

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This elegantly presented two bedder is a serious cut above the rest! Spread generously over the top two and a half floors of a conveniently placed and handsome Victorian building, the flat boasts some really lovely vaulted ceilings for a magical sense of height and space. The accommodation, beautifully presented in fresh Farrow and Ball tones, comprises a large and lofty living space with contemporary kitchen, two proper rear-facing double bedrooms (both noticeably peaceful) and a large modern shower room. A cavernous storage space adjoins one of the bedrooms and offers exciting potential to increase the living/slumber space (subject to planning permission). Frank's Café sits atop the much celebrated Peckham Levels which will keep you abuzz all year round. It's just over the road! Peckham Rye Station is an easy 5 minute stroll for unbeatable connections to Victoria, London Bridge, Shoreditch, Clapham, Islington and many more!

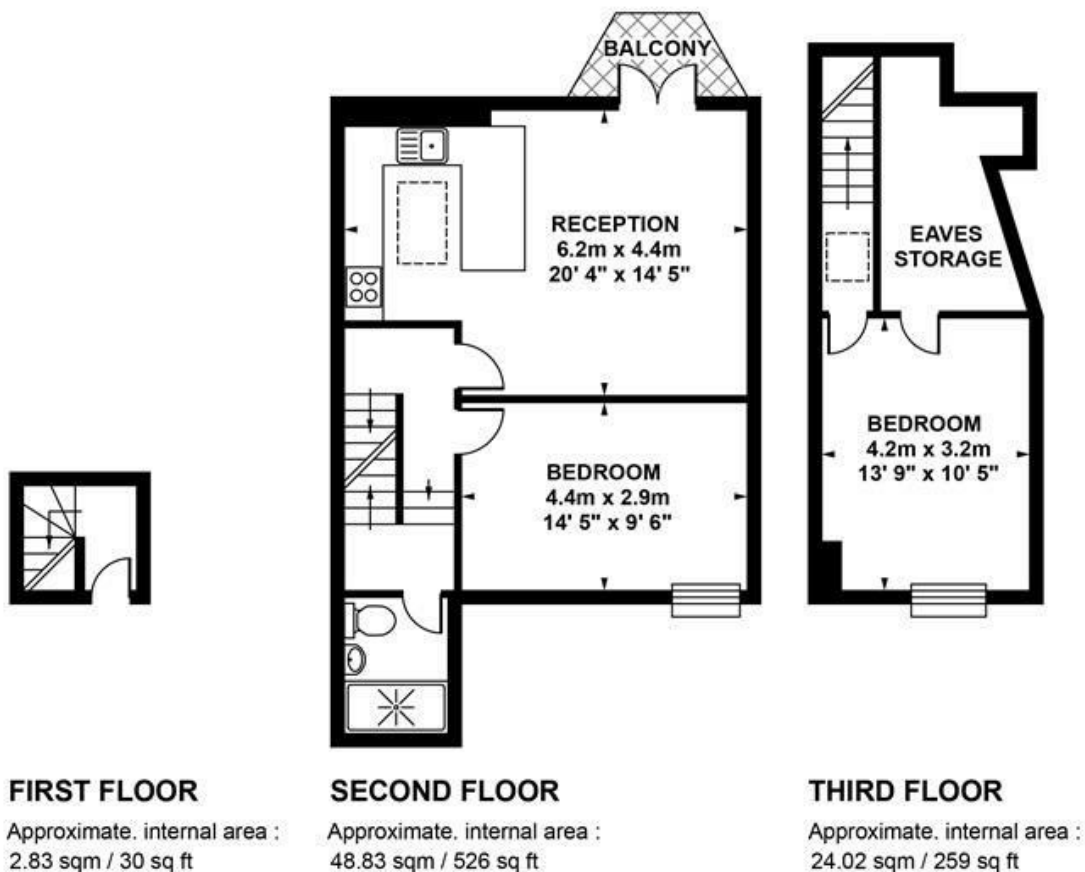
Enter on the first floor into your inner staircase which has lovely 'Cornforth White' walls and leads upward to a contemporary shower room. This benefits from yummy 'Stiff Key Blue' tones, heated towel rail and a tear drop wash hand basin atop a tasteful wooden counter. A half ascent brings you to your splendid full-width living space which enjoys magnificent double height vaulted ceilings. Engineered wooden flooring and more dulcet Farrow and Ball walls make the most of the space. A snazzy modern kitchen adjoins with super wide Quartz breakfast bar and tonnes of space for dicing, slicing and spicing. Appliances include a four ring AEG induction hob, oven and integrated dishwasher, washing machine and fridge/freezer. There's a comfy seating area and formal dining space preceding a super pretty decked patio. Both of your bedrooms face rear with a notably tranquil vibe. The top floor room has a super deep storage area ripe for development - subject to planning.

You have many good things at your fingertips from here. Peckham Rye trains are within a 5 minute trot for Victoria, London Bridge & Blackfriars connections. The London Overground supplies more unbeatable links. Grab something for dinner across the road in the large Morrisons, or bag a bargain in any of the interesting shops along Rye Lane. Peckham Pulse fitness centre does yoga, pilates and acupuncture, while the pool is one of the best around. The award winning library is close too, and under the covered way there is a farmer's market every Sunday. The multiplex cinema is only a few moments stroll (it's easily the best value in London), and The Rye Hotel does superb food.

Tenure: Share of Freehold

Lease Length: 118 years remaining

Council Tax Band: C

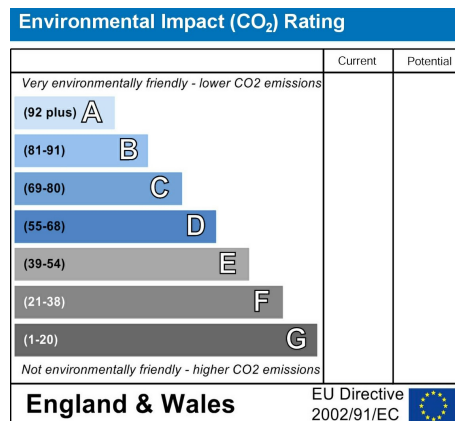
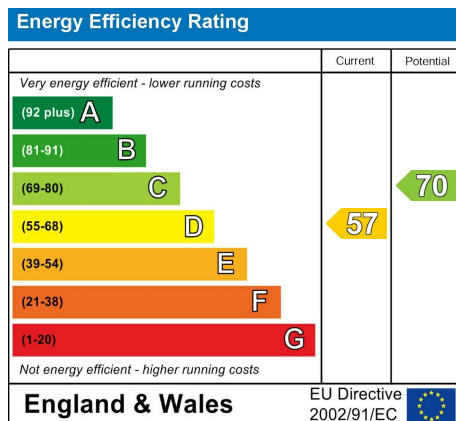


### TOTAL APPROX FLOOR AREA

Approximate. internal area : 75.68 sqm / 815 sq ft

Measurements for guidance only / Not to scale

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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.

