



Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Peckham Rye, Peckham, SE22

£400,000

Leasehold

Chain Free - Brilliantly located, one bedroom apartment with off street parking.



Local Transport

Peckham Rye

Approx. 850 mtrs away
Destinations: London Bridge, London Victoria, Kings Cross, St Pancras, Clapham Junction and Canada Water (for connection to Canary Wharf)

12, 37, 63, 78, 197, 343, 363 & P12

Approx. 100 metres away
Destinations: Elephant & Castle, Oxford Circus, Kings Cross and Blackfriars.

One bedroom

Off Street Parking

No onward chain

This very pretty and spacious one bedroom apartment, which is being sold chain free, is to be found on Peckham Rye close to its junction with East Dulwich Road. The apartment is brilliantly located for not only central Peckham but also Bellenden Road and East Dulwich's Lordship Lane. So, within a short walk, you have access to the growing number of bars, restaurants and independent shops in this increasingly fashionable area of south-east London as well as the lovely open spaces of Peckham Rye itself.

The property is within a five to ten minute walk of Peckham Rye railway station (which provides direct services into London Bridge (10 mins), Victoria (13 mins), Blackfriars (14 mins), City Thameslink (16 mins) and King's Cross/St.Pancras (24 mins)) as well as access to the London Overground services, which provide connections to Clapham Junction and the Jubilee line tube services to Canary Wharf.

You approach the property along a pathway through the front garden and take the stairs up to the main door, where you gain access via entry phone. You enter into the communal hallway, which has period cornicing, and take the stairs to the second floor, passing two half landings on the way (which provide useful communal storage space). On the second floor you will find the door to the apartment on your left.



Upon entering the apartment, you take a half flight of stairs to a half landing where you will find the door to the bathroom. This is nicely fitted with a three-piece suite comprising low-level WC, hand basin and large walk-in shower enclosure with rainfall showerhead. The bathroom has contemporary tiling to the walls and there is also a heated towel rail.



From the first half landing you take a further flight of stairs, with a period open balustrade, up to the main landing. Here you will find a large built-in storage cupboard and the doors to both the bedroom and living space. The storage cupboard houses the central heating boiler and a washing machine and tumble dryer. To your right from this landing is the bedroom. This is a spacious double room with built in storage to the eaves. There is also space within the bedroom for a small study area. From the bedroom double casement windows look out to the north providing wide-ranging views of the London skyline from Canary wharf across to the West End and beyond.



Opposite the bedroom is the open plan living space, which has wooden flooring. This is zoned into both a kitchen area and living area. The kitchen is nicely fitted with a range of white high gloss units. The kitchen has an integrated oven and hob, slimline dishwasher, fridge and freezer. The living area is a bright and spacious room with casement windows looking out to the north (with similar view to the bedroom) and a large Velux window looking out to the east with views over Peckham Rye Park.



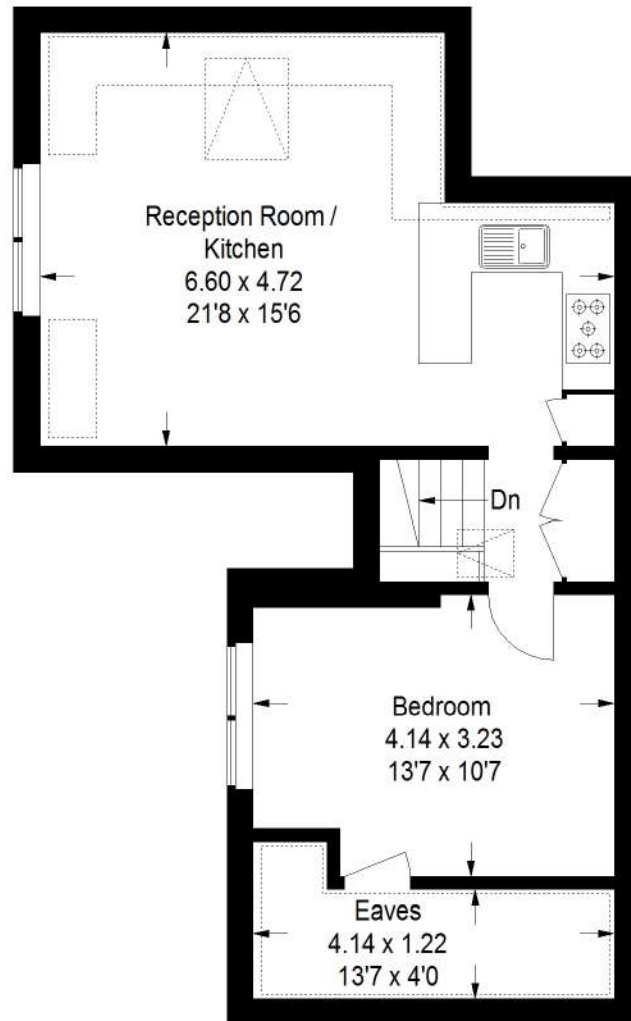
Externally the apartment benefits from an off street parking space in the large parking area to the rear of the building.

This lovely apartment is on the second floor and therefore has splendid views of the entire central London skyline . It is excellently located, is being sold chain free and provides spacious accommodation. Your early viewing is recommended.

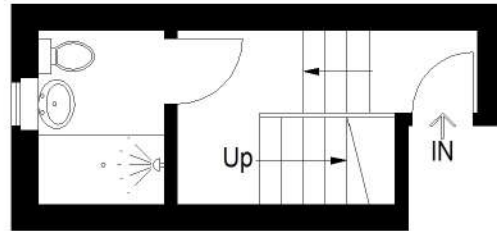
Peckham Rye, SE22

Approximate Gross Internal Area
(Excluding Eaves)

54.2 sq m / 583 sq ft



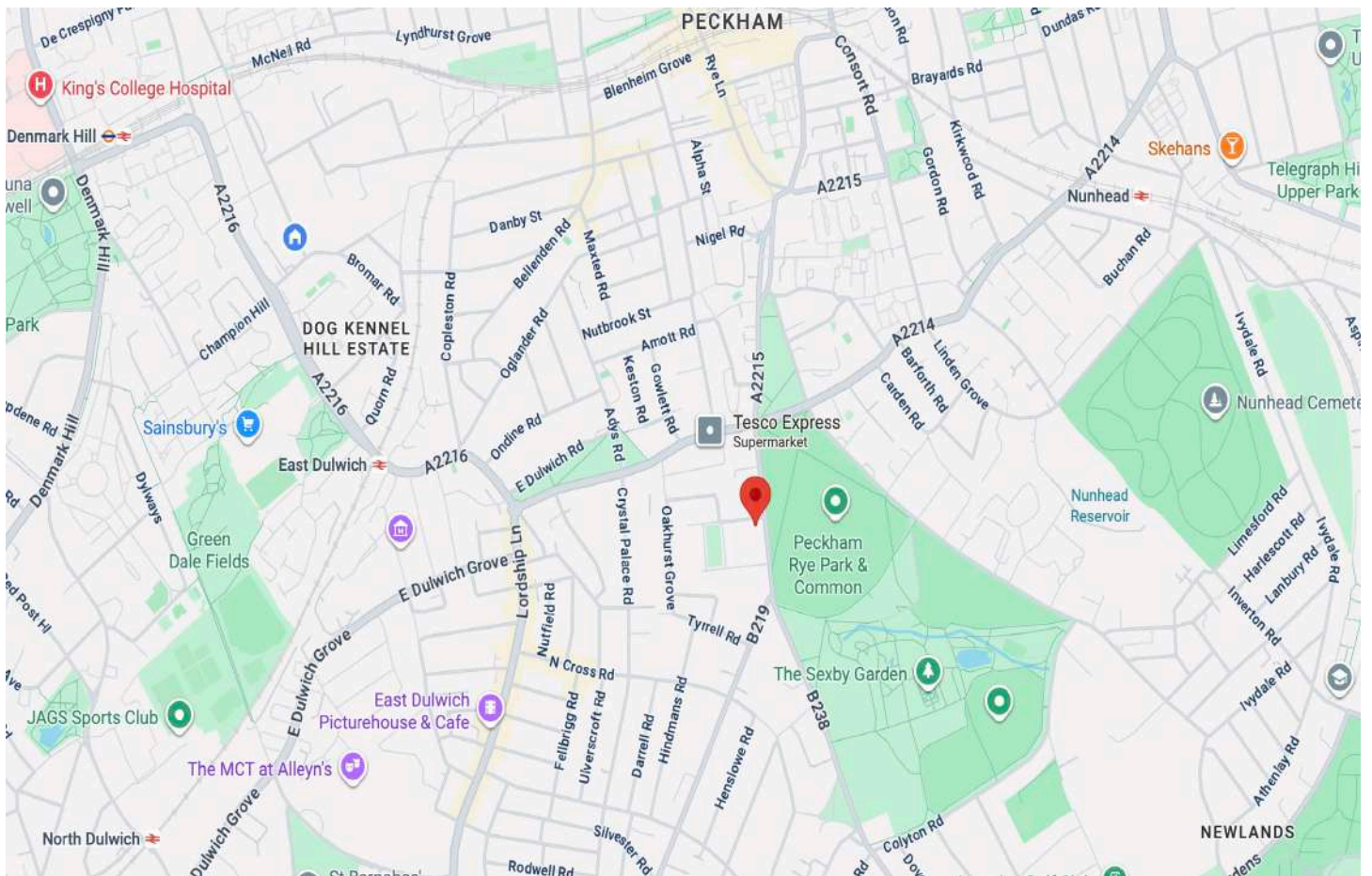
Fourth Floor



Third Floor

 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1250497)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.