

NO FLIES

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Rye Hill Park, Peckham Rye, SE15 £600,000

Share of Freehold

Spacious two bedroom apartment with some outside space in a peaceful location.



2 bedrooms

Eat-in kitchen

2 bathrooms

Balcony access

Local Transport

 **343, 484, P12 & (78)**

Approx. 200mtrs &
500mtrs away

Destinations: Peckham
Rye, London Bridge,
Canada Water, Liverpool
Street and Shoreditch.

 **Peckham Rye**

Approx. 1 mile away
Destinations: London
Bridge, Clapham
Junction and Canada
Water (for connection to
Canary Wharf)

 **Nunhead**

Approx. 1km away
Destinations: London
Victoria in 15 minutes.

This stylish two bedroom apartment is to be found on the upper floors of a handsome period building in Rye Hill Park. The flat is excellently located being within minutes of the lovely open spaces of Peckham Rye itself and within walking distance of each of increasingly fashionable Peckham, the village community of Nunhead and the established shops, bars and restaurants of East Dulwich.

Closest to hand are Peckham and Nunhead (approximately a 12 minute walk). In Peckham you will find the trendiest venues around Rye Lane such as Peckham Levels, The Bussey Building, Market Building, Peckham Plex cinema and Frank's rooftop bar.

In the Bellenden Road area you will find a range of good restaurants and bars including Artusi (Italian), the Begging Bowl (Thai), Ganapati (south Indian) and the Victoria Inn and Montpelier pubs.

Nunhead has a more village feel with its almshouses and green. Again it has a growing selection of eateries and bars and established local shops such as Sopers (fishmongers) and Ayres (bakers).

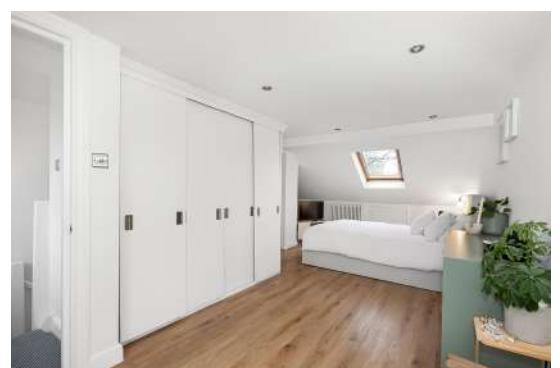
East Dulwich is roughly a fifteen minute walk from the flat. Here, on its high street, Lordship Lane, you will find excellent independent shopping (Moxons fishmongers, William Rose butchers, Mons cheesemongers), restaurants (including the well regarded Franklins) and numerous pubs as well as the Picturehouse cinema. Additionally North Cross Road has a Saturday market specialising in crafts and foodstuffs.

The property is situated only a kilometre from Nunhead railway station, which provides direct services into Victoria (15 mins), Blackfriars (16 mins), City Thameslink (18 mins) and King's Cross/St.Pancras (24 mins). It is a similar distance to Peckham Rye station, which additionally provides direct services into London Bridge and access to London Overground services providing connections to the Jubilee line tube services to Canary Wharf.

You enter the building at ground floor level via entryphone into the communal hallway with its period style tiling. A staircase with open balustrade leads from the ground floor up to the first floor where you will find the door to the apartment on your right.

Upon entering the apartment a flight of stairs leads to a half landing with some built-in storage and access to the second bedroom. The second bedroom is a cosy room, which would make an excellent child's or guest bedroom and/or a separate home office. It has a sash window looking down onto the rear of the property.

Upon leaving the second bedroom, a further flight of stairs leads to the next half landing where you will find the reception room, kitchen and main bathroom as well as access, via the window, onto the roof terrace. There is also a further useful storage cupboard.



The reception room is to your right. This is a nicely finished room with stripped and stained wooden floorboards. There is a large casement window looking down onto the rear of the building and an open feature fireplace with tiled hearth.

Next to the reception room is the pretty kitchen diner, which has a large sash window looking down onto the central green spaces of Rye Hill Park. The kitchen is fitted with a range of painted shaker style units with a solid wooden worksurface. There is an integrated hob, double oven, microwave, fridge, freezer and slimline dishwasher. The floor is again stripped and stained wooden floorboards and there is ample space for a dining table and chairs.

Adjacent to the kitchen is the main bathroom. This is very smartly fitted with a three-piece suite comprising large walk-in shower enclosure with rainfall showerhead, WC and hand basin. There is also a heated towel rail.

From the landing the staircase leads up to the master bedroom suite. The master bedroom is a very spacious double room with a Velux roof window to the front and triple fully glazed windows opening onto a Juliet balcony at the rear with views down onto surrounding gardens. The bedroom benefits from a range of fitted storage as well as under eaves storage. Ensuite to the master bedroom is a bathroom fitted with a bath, white handbasin and white WC. There is also a modern heated towel rail.

Externally the apartment benefits from sole access to an external terrace area/balcony, which is accessed via a window on the main landing of the apartment. This provides an ideal spot for a glass of wine during the summer months.

This is a lovely apartment in a peaceful but convenient location. Your early viewing is recommended.

Rye Hill Park, SE15

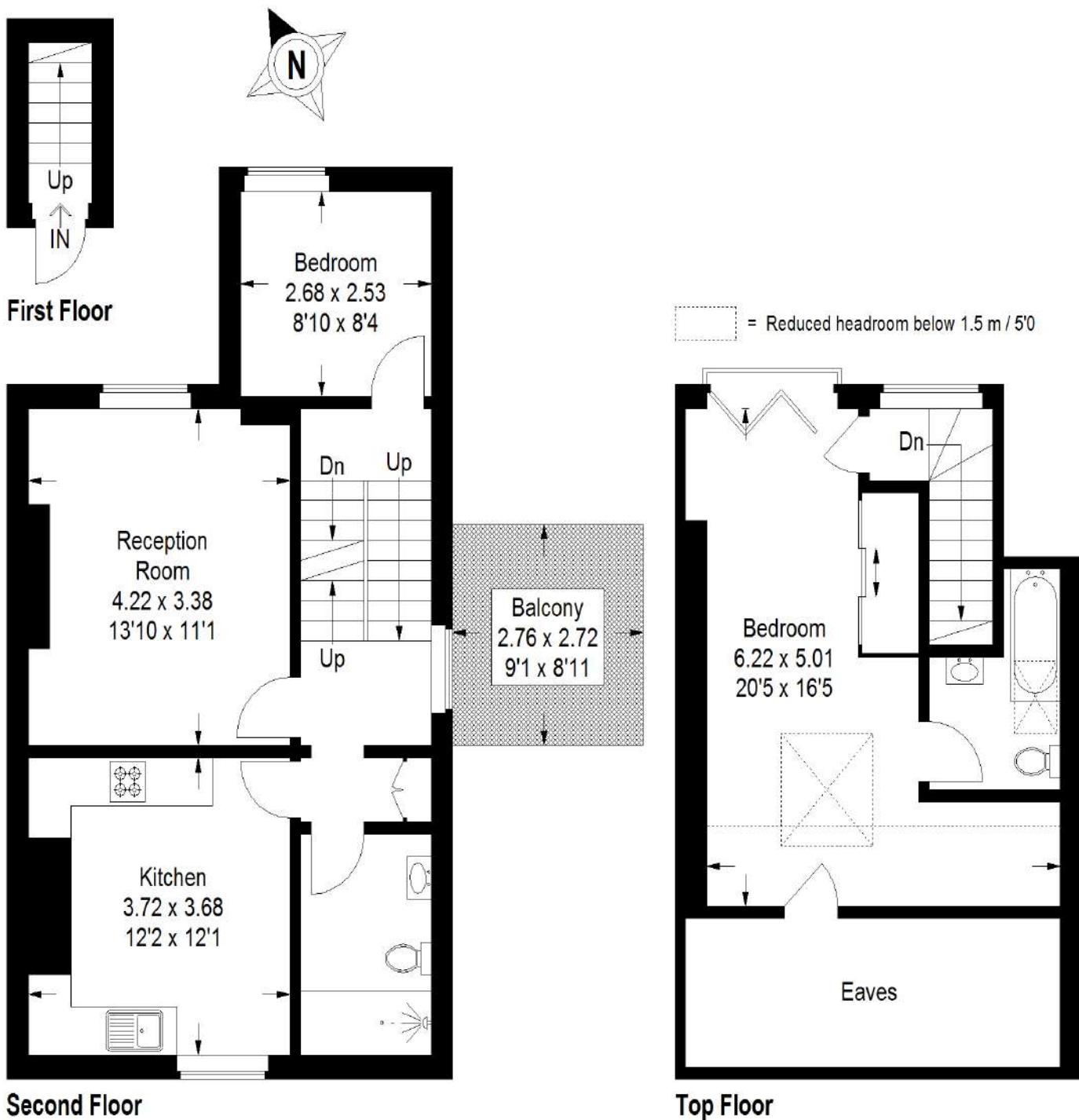
Approximate Gross Internal Area

First Floor = 2.0 sq m / 21 sq ft

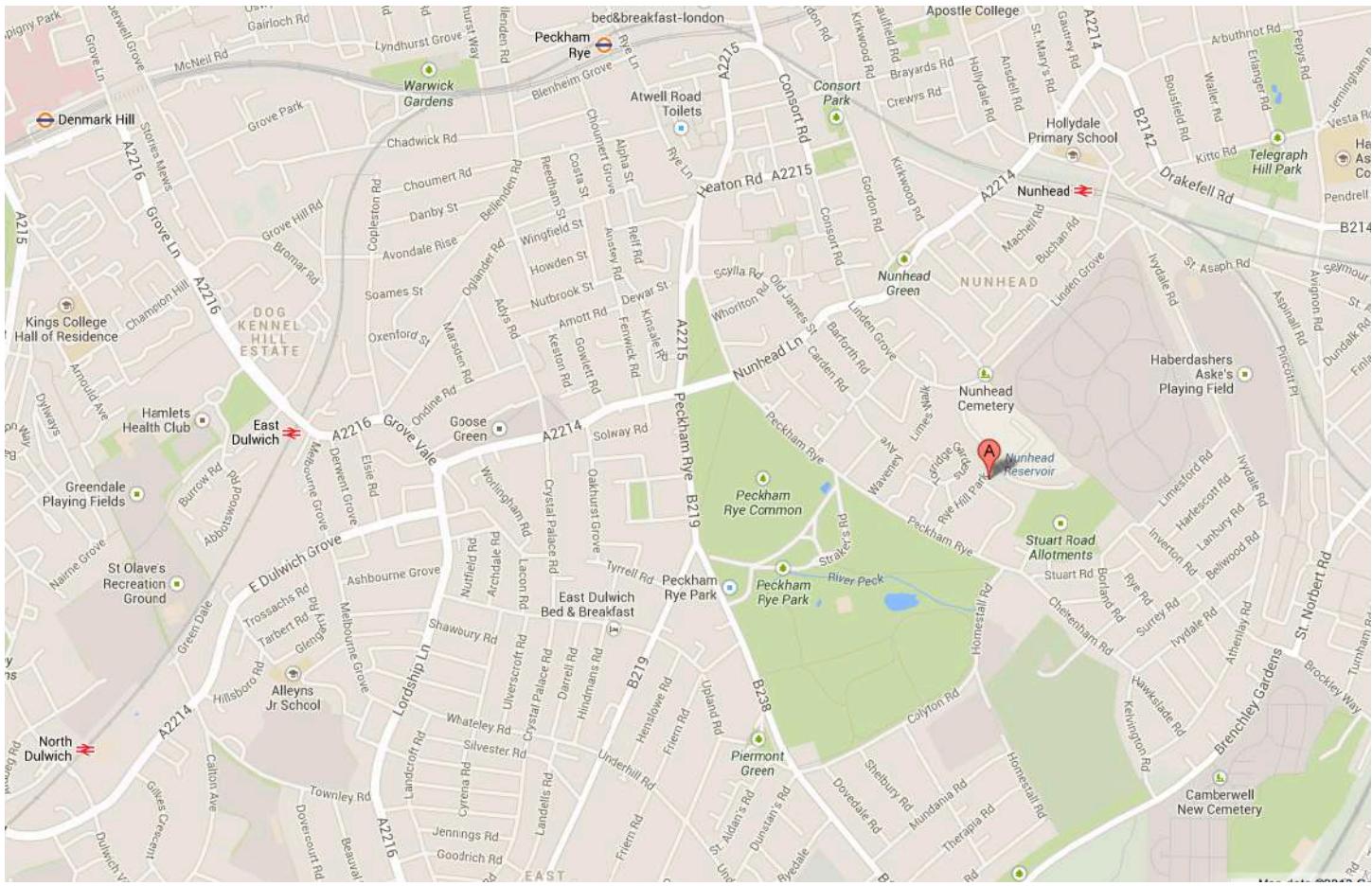
Second Floor = 53.2 sq m / 573 sq ft

Top Floor (Excluding Eaves) = 29.9 sq m / 322 sq ft

Total = 85.1 sq m / 916 sq ft

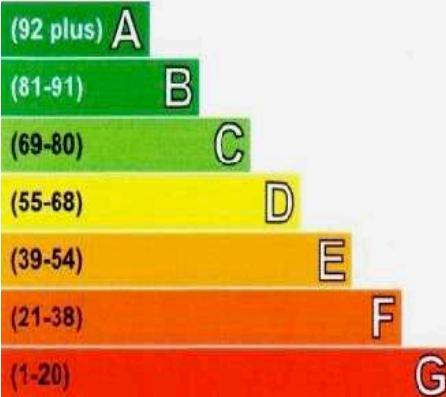


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID897500)



Energy Efficiency Rating

Very energy efficient - lower running costs



Current Potential

73

78

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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.