

Springall Street, SE15 | Guide Price £600,000

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In General

- **Guide Price: £600,000-£650,000**
- Ground Floor Flat
- Two bedrooms
- Impressive rear & side return extension
- Open plan kitchen/living room
- Private garden with studio
- Total area: 795sqft.
- 0.3mi to Queens Road Peckham
- 0.8mi to Peckham Rye station

In Detail

Guide Price: £600,000-£650,000 A beautifully presented two-bedroom garden flat, in an end of terrace Edwardian conversion. Offering over 795sqft of well-designed living space, with spacious open-plan kitchen/reception room, a private rear garden and a versatile garden studio. Situated on a popular residential street, the property combines period character with a stylish contemporary extension.

The accommodation comprises two well-proportioned double bedrooms to the front, and a modern family bathroom. To the rear, an impressive open-plan kitchen, dining and living space forms the heart of the home. Thoughtfully extended and finished to a high standard, this generous room features a contemporary fitted kitchen with dark cabinetry, complemented by attractive parquet flooring, with underfloor heating. Large skylights, generous glazing and direct access to the garden allow natural light to flood the space, creating an ideal setting for both everyday living and entertaining.

Outside, the property benefits from a generous private rear garden, measuring approximately 48ft in length, with a lawn, established planting and plenty of space for outdoor dining and relaxation. At the far end sits a detached garden studio, providing a fantastic space for a home office, creative workspace or additional recreational use. A separate private courtyard, accessed from the kitchen, provides further outdoor space.

While Peckham Rye and Queens Road Peckham stations offer convenient rail and Overground connections into central London and beyond, Springall Street is a popular residential road ideally positioned for everything Peckham has to offer. Peckham Rye Park and Common also provide excellent green space nearby.

EPC: C | Council tax band: B | Leasehold: 111 years remaining | Right to Manage | GR: £250 pa | SC: £0 | BI: approx. £460 pa

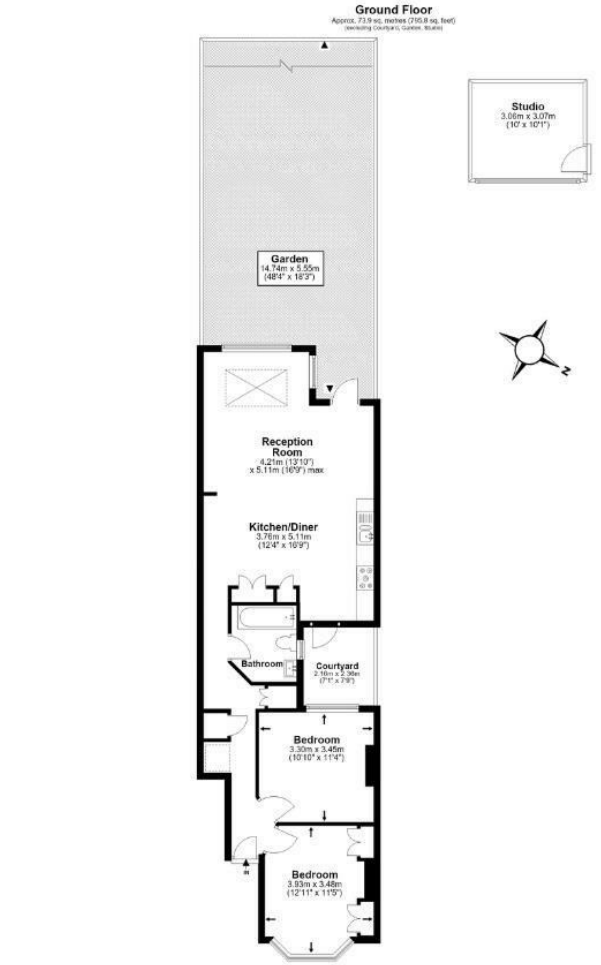




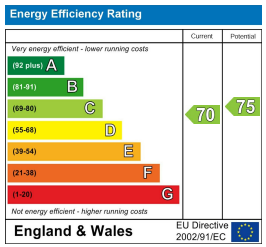

Floorplan

Springall Street, SE15
Total* = 73.9 sq. m / 795.8 sq. ft
Ground Floor = 73.9 sq. m / 795.8 sq. ft
= Reduced head room below 1.5m

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*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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