

**Newent Close, London, SE15 6ED**

**Guide Price £350,000 to £375,000**

**Property Images**



## Property Images



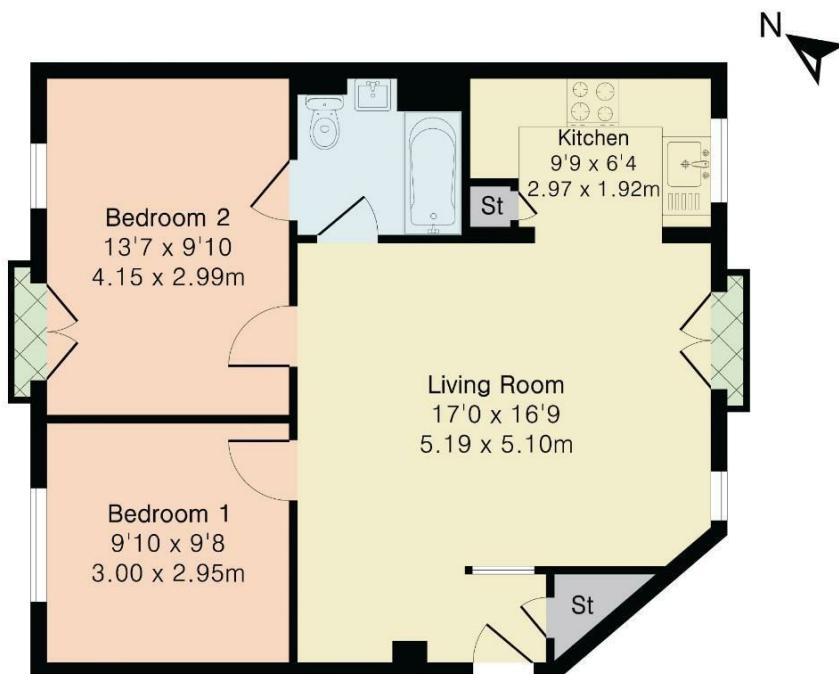
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## Property Images

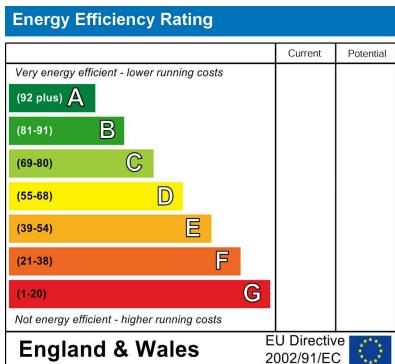


Approximate Gross Internal Area 617 sq ft - 57 sq m

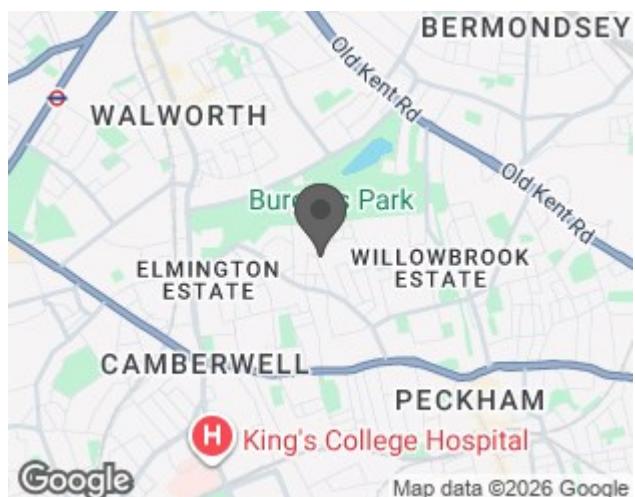


First Floor

## EPC



## Map



## Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Asking Price £350,000 to £375,000

### CHAIN-FREE

Set on the first-floor of this popular residential block and in proximity of Peckham Rye station and bustling Rye Lane is this 2-bed apartment. Offered in good condition, spanning approximately 617 sq ft with two double bedrooms, an open plan living room/kitchen and a family bathroom, this property also offers the benefit of allocated parking and would be perfect for a family, a couple or a ~~first time~~ buyer.

- CHAIN-FREE • GUIDE PRICE £350,000 TO £375,000 • PERFECT FOR FIRST-TIME BUYERS • ALLOCATED PARKING • FIRST-FLOOR • TWO-BEDROOMS • OPEN-PLAN LIVING ROOM/KITCHEN • In Proximity of Transport Links and Schools • In Proximity of Parks and Green and Spaces • In Proximity of Shops, Restaurants and Amenities

Council Tax band: C

Tenure: Leasehold

Lease length: 101 years

Asking Price £350,000 to £375,000

### CHAIN-FREE

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Within walking distance of both Rye Lane and the heart of Peckham, Newent Close is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as galleries, extensive parks and open green spaces.

Nearby Peckham Rye station offers train services into London Victoria and London Bridge and London Overground services via the Windrush line. Denmark Hill also offers services to Central London.

### TRANSPORT and CONVENIENCES

With your choice of two train stations, travelling to central London and other locations is quite accessible.

Trains from Queens Road Peckham go to:

London Bridge in 11 minutes

Trains from Peckham Rye go to:

Victoria in 13 minutes

St Pancras in 23 minutes

There is a wealth of bus routes also available from the main roads, this includes services from Peckham Road and the Old Kent Road.

Along these main roads many local conveniences can be found such as a large Tesco, Argos, Aldi, KFC, Staples and a wealth of other shops including retail parks.

The local Library and leisure centres can also be found around these main roads.

You will also find stations on the Northern Line (London Underground) not too far away. Both Oval and Kennington stations are approximately 1.5 miles away giving you additional transport facilities and flexibility other south east London locations can't.

## SOCIAL LIFE

If you're seeking the trendy social life that Peckham has on offer, popular bars and restaurants as well as boutique shops can be found on well-regarded Bellenden Road as well as around the ever popular Nunhead Village and Evelina Road.

Alternatively, for those more chilled days out the revamped Burgess Park is a stroll along the old Surrey Canal Path and its conservation area status protects the character and heritage of this pocket of London.

With schools, transport, social life and conveniences all approximately half a mile away this property might be perfectly located for your needs.

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 101 years remaining (125 years from 2001)

Ground rent: £325 pa

Service charge: £2250 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No