



Rye Lane, SE15 | Offers In Excess Of £475,000

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# In General

- Two double bedrooms
- Split-level period conversion
- Private entrance
- Over 830 Sq Ft
- Good condition throughout
- Above commercial
- Specialist mortgage lender may be needed
- CHAIN FREE

# In Detail

CHAIN FREE - Charming, spacious and beautifully-bright two bedroom split-level period conversion in the hubbub of Peckham Rye, SE15.

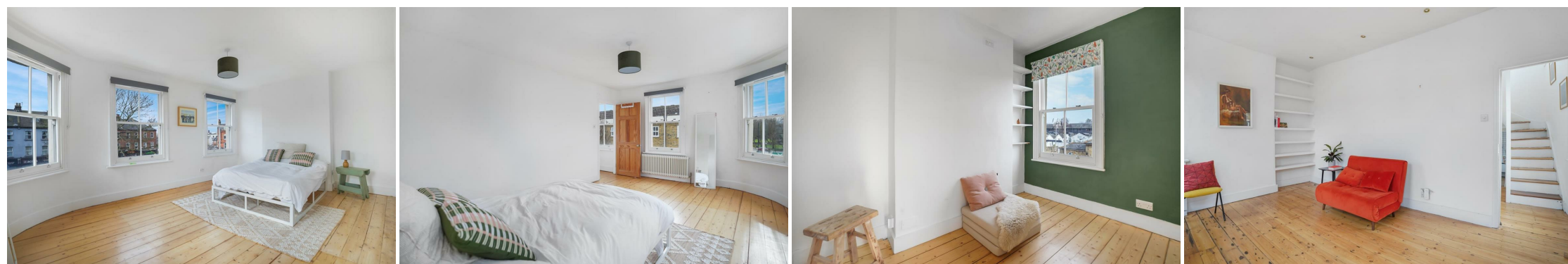
Rye Lane is enviably located for the vibrant shops, bars and restaurants of Peckham Rye and Rye Lane itself as well as the nearby Bellenden Road and Lordship Lane. There are a host of glorious parks and green spaces - including the northern tip of Peckham Common opposite. There are strong transport links into The City, West End and Canary Wharf from Peckham Rye station (0.4 miles) as well as bus/cycle routes through the neighbouring East Dulwich, Telegraph Hill and Denmark Hill.

Boasting over 830 Sq Ft of internal space across the first and second floor of this corner plot – the property has been well-maintained by the current owner but could benefit from some gentle modernisation in places with scope to add your own stamp to this fantastic space.

There are two spacious bedrooms including a dual-aspect 16x11 ft principle bedroom, a family bathroom, a bright, west facing 16ft reception room and separate eat-in kitchen.

The property enjoys a private entrance, demised courtyard, an abundance of light, and enjoys view of the Rye.

EPC: D | Council tax band: C | Lease: 104 years remaining | SC: £72.70 pcm | GR: £300 pa | BI: £330 pa



# Floorplan

## Rye Lane, SE15

Total 77.4 sq. m / 833.0 sq. ft  
 Second Floor = 28.3 sq. m / 304.5 sq. ft  
 First Floor = 32.6 sq. m / 351.3 sq. ft  
 Upper Ground Floor = 11.2 sq. m / 120.3 sq. ft  
 Ground Floor = 5.3 sq. m / 56.8 sq. ft  
 ☐ = Reduced head room below 1.5m



\*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 © 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E		58	74
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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