



George Roberts House Peckham High Street, London SE15 5FD



welcome to

George Roberts House Peckham High Street, London

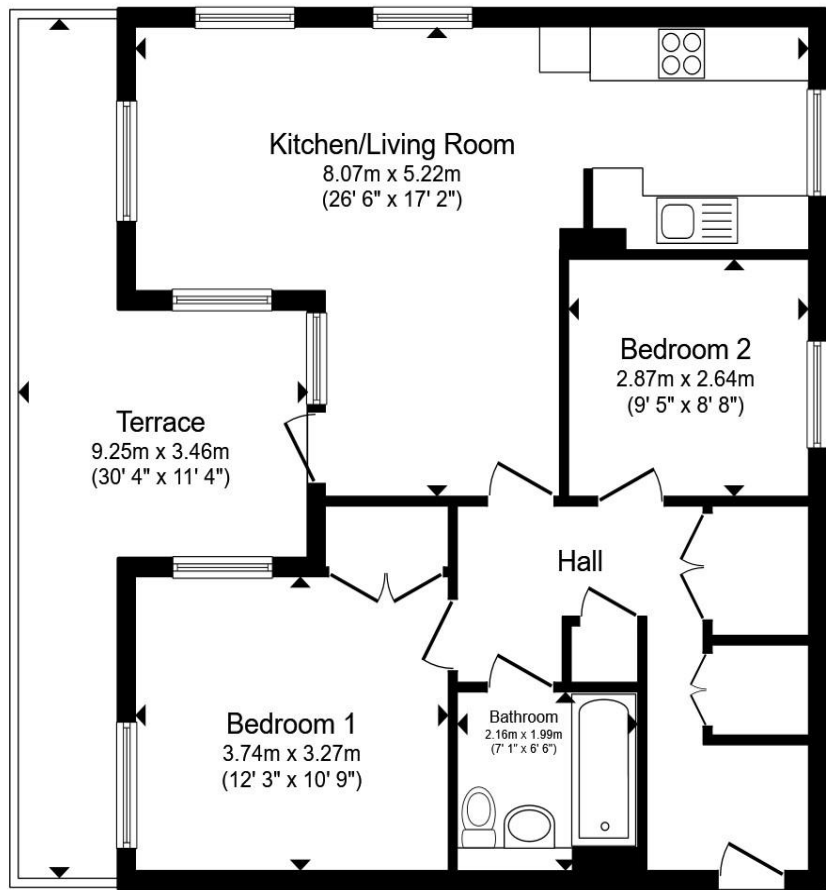
Barnard Marcus are delighted to bring to market this immaculately presented TWO BEDROOM FIRST FLOOR APARTMENT ideally situated within a 'stones throw' of PECKHAM RYE STATION which offers services into LONDON BRIDGE in as little as 10 MINUTES!

The property briefly comprises of an entrance hall, OPEN-PLAN reception room, kitchen, PRIVATE TERRACE, TWO GENEROUSLY SIZED BEDROOMS, an OFFICE/ADDITIONAL ROOM with potential for alternative use and a bathroom.

Located in the heart of Peckham, residents are at no shortage of what of Peckham has to offer with a wide variety of shopping opportunities at hand with notable high street shops at your doorstep, alongside having an extensive choice of restaurants, local eateries, street food stalls, pubs and bars noting the popular Prince of Peckham and The Bussey Building Rooftop Bar.

The convenient access to Peckham Rye station ensures seamless transportation connections, making commuting a breeze for those working in the city. Embracing an eclectic charm and cultural diversity, this area sets the stage for a vibrant and enriching lifestyle, making it an appealing choice for young professionals seeking a lively and engaging community to call home.





Floor Plan

- Entrance Hall**
- Kitchen/Living Room**
26' 6" x 17' 2" (8.08m x 5.23m)
- Terrace**
30' 4" x 11' 4" (9.25m x 3.45m)
- Bedroom One**
12' 3" x 10' 9" (3.73m x 3.28m)
- Bedroom Two**
9' 5" x 8' 8" (2.87m x 2.64m)
- Bathroom**

Total floor area 68.2 m² (734 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- CENTRAL PECKHAM LOCATION
- CLOSE TO PECKHAM RYE STATION
- Ideal for first time buyers & investors alike

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 9235.50

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£520,000



view this property online [barnardmarcus.co.uk/Property/PKM103669](https://www.barnardmarcus.co.uk/Property/PKM103669)



Property Ref:
PKM103669 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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Please note the marker reflects the postcode not the actual property