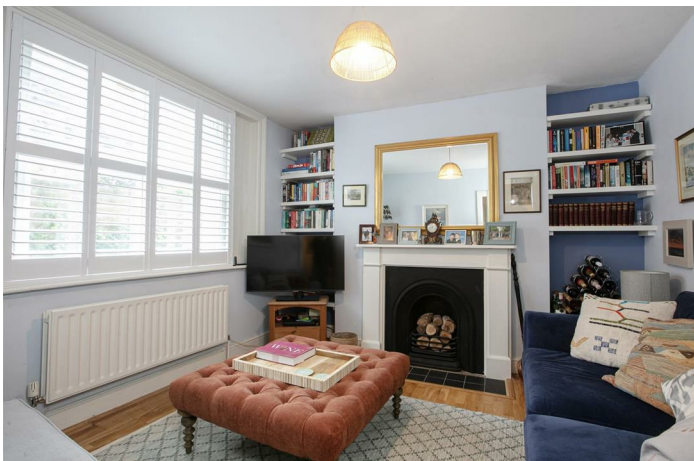


TALFOURD ROAD, PECKHAM, SE15  
SHARE OF FREEHOLD  
GUIDE PRICE £650,000 - £675,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 968 years remaining

Sinking Fund Contribution : £600 per annum

Ground Rent : n/a

## FEATURES

Private Garden

Two Double Bedrooms

Private Entrance

Wonderful Period Property

Louvered Blinds

Share of Freehold



TALFOURD ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



TALFOURD ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD



GUIDE PRICE £650,000 - £675,000

Spacious Double-Fronted Two Bed Garden Flat in Landmark Period Property.

This spacious two bedroom period flat sits on the lower ground floor of a striking landmark building in Peckham, complete with a distinctive central tower. It offers a private entrance, two double bedrooms, a separate reception, a kitchen/diner and a modern bathroom. Talfourd Road has a friendly, community feel and is within a 10-minute walk of Bellenden Village, with its popular cafés, shops and pubs. Peckham Rye station is also a short stroll, offering fast links across London.

Inside, a private entrance leads to a central hallway. The bright reception sits to the left, while a generous double bedroom with built-in storage lies opposite. A second double bedroom follows, ideal as a study or guest room. The kitchen/diner is stylish and well-equipped, with plenty of space to eat and direct access to a private garden, perfect for entertaining.

Locally, you're close to Bellenden Village favourites, Rye Lane, and cultural spots like the Bussey Building and South London Gallery. Peckham Rye Park is nearby for green space, and transport links are excellent, with Peckham Rye and Denmark Hill stations plus regular bus routes all within easy reach.

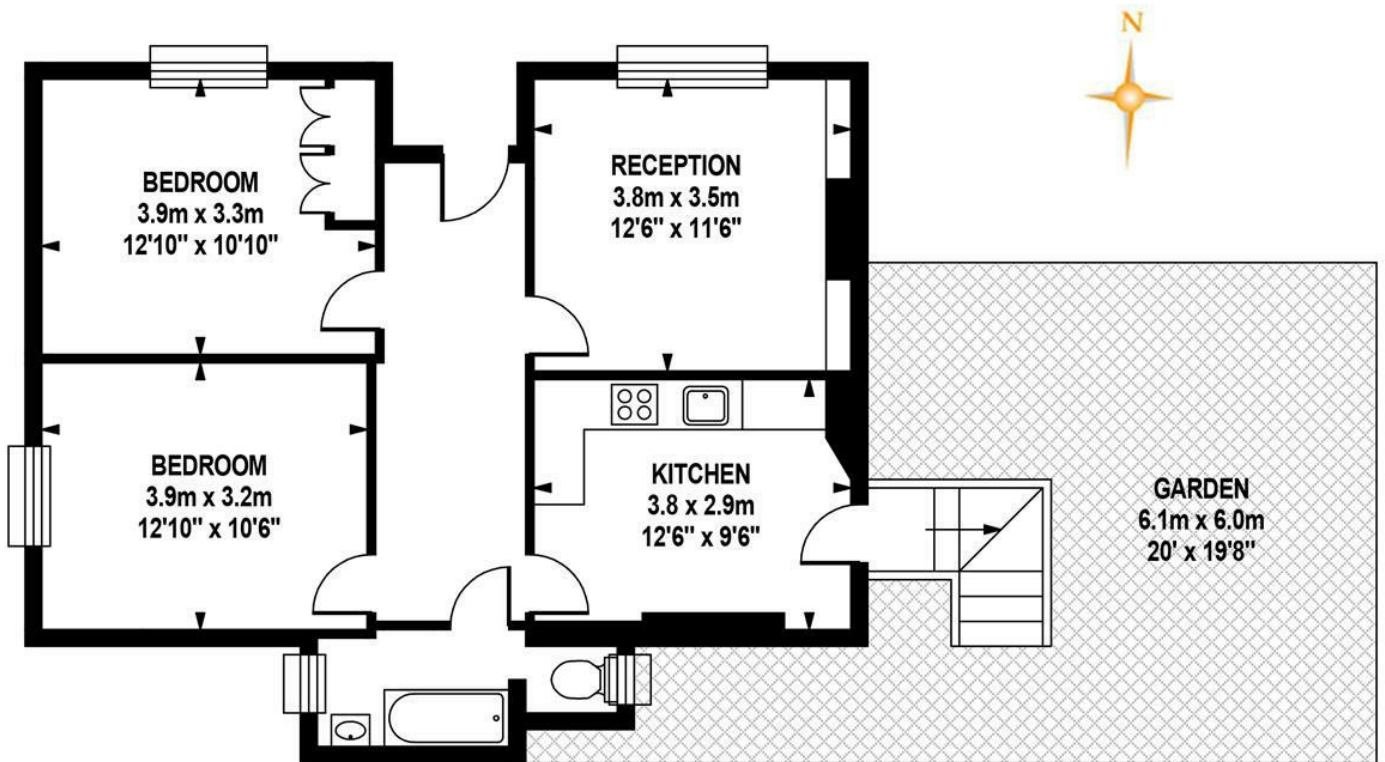
Tenure: Share of Freehold

Lease Length: 968 years

Council Tax Band: C

TALFOURD ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD




### LOWER GROUND FLOOR


### TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 66.42sq m / 715 sq ft  
Measurements for guidance only / not to scale

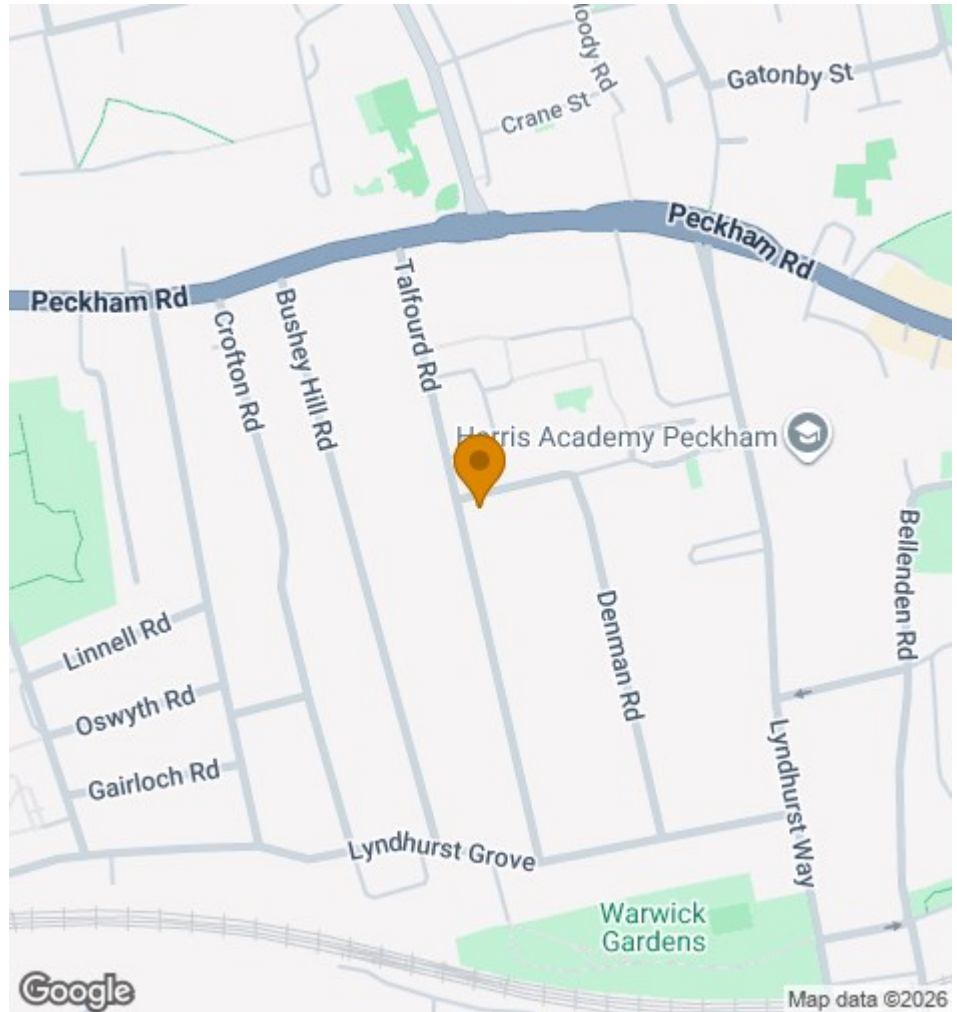
# TALFOURD ROAD SE15

LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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