

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

**Goldsmith Road, London, SE15 5TF**

**Asking Price £750,000**

**Property Images**



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HERE TO GET *you* THERE

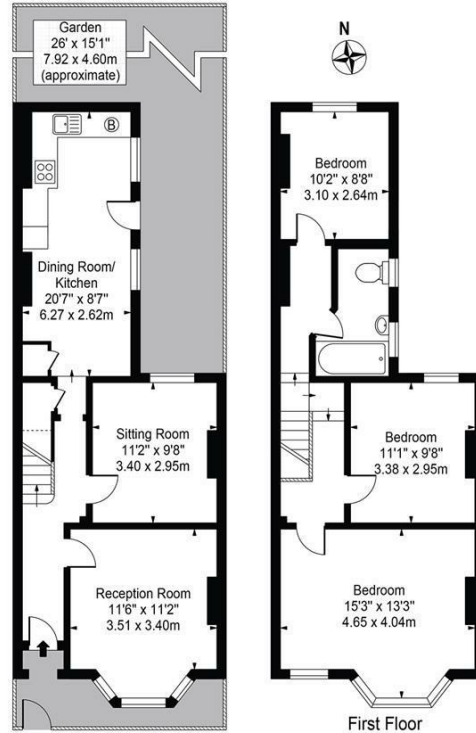
## Property Images



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Goldsmith Road, SE15 5TF  
Approx. Gross Internal Area 1061 Sq Ft - 98.57 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

| 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>                            | 57                      | 67        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

ASKING PRICE £750,000

CHAIN-FREE

FREEHOLD

New to the market is this three-bedroom Period property on Goldsmith Road in the heart of Peckham. The property is comprised of two reception rooms, an open plan dining room/kitchen, a well-sized back garden, three double bedrooms and a family bathroom. The property is in need of cosmetic refurbishment.

The property does need some cosmetic renovation but offers great bones and Goldsmith Road is ideally located for a huge selection of shops, restaurants, amenities, good schools, great transport links, parks and green

### Features

• ASKING PRICE £750,000 • CHAIN-FREE • FREEHOLD • THREE DOUBLE BEDROOMS • TWO RECEPTION ROOMS • REAR GARDEN • PERIOD PROPERTY • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

ASKING PRICE £750,000

CHAIN-FREE

FREEHOLD

This Period three-bedroom house situated on Goldsmiths Road in the heart of Peckham offers approximately 1061sqft of space over two floors with a rear garden and small front garden.

The downstairs consists of two reception rooms and an open-plan kitchen/dining room leading to the back garden.

The upstairs is comprised of three double bedrooms and a family bathroom.

The property does need some cosmetic renovation but offers great bones and Goldsmith Road is ideally located for a huge selection of shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

TRANSPORT

Peckham Rye train station is in proximity of the property and offers some of the following travel times:

London Bridge in approximately 14 minutes

Victoria in approximately 15 minutes

St Pancras in approximately 25 minutes

You may also travel to Clapham Junction, Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington from this station.

There are also many

## SHOPS, RESTAURANTS AND AMENITIES

Peckham High Street is a bustling South London hub providing instant access to a range of shops, restaurants and amenities including some of the following as just a taster:

Restaurants include Tigella, Beyroot Grill Peckham, Persepolis and Guacamoles.

Shops and amenities include The Aylesham Centre, Rye Lane Market and The Peckham Supermarket and Bakery.

There are various other options available locally at your disposal.

## SCHOOLS

### John Donne Primary School

Overall effectiveness of the school is rated as Good, the quality of education is rated as Good, Behaviour and attitudes of students are rated as Good, personal development of students is rated as Good and leadership and management of the school are rated as Good.

### The St Thomas the Apostle College

High levels of attendance and positive attitudes to learning, strong focus on high expectations for all pupils, exceptional outcomes and progress for all pupils, including disadvantaged and those with special educational needs, ambitious and inclusive curriculum and strong subject knowledge among teachers.

### Harris Primary Academy Peckham Park

Pupils enjoy learning and exhibit values of respect, responsibility, and resilience, strong achievements and ambitious curriculum for all pupils, including those with special educational needs, clear routines and supportive behavior inside and outside of lessons, broad and inspiring curriculum, along with a calm and nurturing environment and effective support for pupils with SEND, including tailored adaptations and small-group sessions.

## PARKS AND GREEN SPACES

Peckham Rye Park and Common - A large Victorian park featuring formal gardens, a lake, a cafe, and a recently refurbished adventure playground, roughly an 18-minute walk away.

More locally you have Goldsmith Nature Garden, Kirkwood Nature Reserve, Brimminton Park and Warwick Gardens.

## LOCAL SELLING STATS

Hunters Estate Agents Forest Hill have sold several houses and flats in proximity to Goldsmith Road, over the last 10 years. A recent local sale achieved:

Offers received at 98.18% of the guide price

24 viewings held

11 offers received - a 20% viewing-to-offer conversion

First offer received within 5 days of coming to market  
Offer accepted on day 5 of going to market

Hunters also let and manage properties in the immediate area around Goldsmith Road, SE15.

#### Verified Material Information

##### Costs and tenure

Tenure: Freehold

Council tax band: D

EPC rating: D

##### The building

Mid-terrace house, standard construction

3 bedrooms, 1 bathroom, 2 receptions

Accessibility adaptations: None

##### Services

Mains electricity

Solar panels installed

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three great, EE good

Parking: None

In a controlled parking zone

No disabled parking available

##### Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.