

# HUNTERS®

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## Peckham Rye

London, SE15 3GW

£1,800 Per Calendar Month



One bedroom flat located on Peckham Rye (Opposite Peckham Rye Park and common) available to rent. The property offers almost 600 sq ft of living space, built in storage, separate and kitchen and living space (not open plan). Its also located in proximity of Nunhead station...



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A private underground car park and electronic entry phone are additional features of this property.

As the property is located in proximity of three towns (Dulwich, Honor Oak and Peckham) you have your pick of boutique shops, great independent cafes, gastro pubs and restaurants. All three towns are well established and highly regarded for great social atmosphere.

Some of our favourite local eateries and drinks establishments can be found in all three towns and include Mama Dough (a sour dough pizza restaurant) and the award-winning Babur Indian restaurant, The Peckham Bazaar (Eastern Mediterranean charcoal grill), Mr Bao (a great Taiwanese restaurant highly rated by Time Out magazine), The East Dulwich Tavern and many more. You'll be hard pushed to become bored of the ever growing selection.

Peckham Rye Park which has a café, bowling green, outdoor gym, skate park, a community wildlife garden is a popular place all year round for activities. Whereas One Tree Hill offers some of the most breath-taking views across London and the city skyline, its a great place to chill out and take in the scenery.

Blythe Hill Fields which is approximately is known by the locals for its recreational facilities and regular events such as its yearly festival for the local community.

You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>

The Horniman gardens and museum is another well-known local point of interest also found approximately 0.9 miles away. With regular events such as a farmers market and live music, we believe this will be of interest to many tenants.

# Verified Material Information

## Costs and tenure

Tenure: Leasehold  
 Lease length: 129 years remaining (150 years from 2005)  
 Council tax band: D  
 EPC rating: C  
 Monthly rent: £1,800

## The building

End-terrace flat, standard construction  
 1 bedroom, 1 bathroom, 1 reception  
 Accessibility adaptations: None

## Services

Mains electricity  
 Mains water  
 Mains foul drainage  
 Mains surface water drainage  
 Mains gas central heating  
 Heating features: Double glazing  
 Broadband: ADSL copper wire  
 Mobile coverage: O2 great, Vodafone great, Three great, EE good  
 Parking: Allocated  
 Not in a controlled parking zone  
 Disabled parking available

## Risks and restrictions

Not a listed building  
 Not in a conservation area  
 No tree preservation order  
 Title register restrictions (TGL289015):  
 - The owner cannot register a sale of the property without a certificate from the management company, Holding & Management (Solitaire) Limited, confirming that certain rules in the lease have been followed.  
 - The owner cannot register a sale of the property without the written consent of the mortgage lender, Santander UK PLC. This is a standard requirement to ensure the mortgage is paid off during the sale.  
 - The property is subject to rules in the lease that prevent certain types of transfers if they break the terms of the lease agreement.  
 Long-term flood risk: yes — River and sea flooding risk: Very Low; Surface water flooding risk: Very Low; Reservoir flooding risk: At risk; Groundwater flooding risk: Unlikely

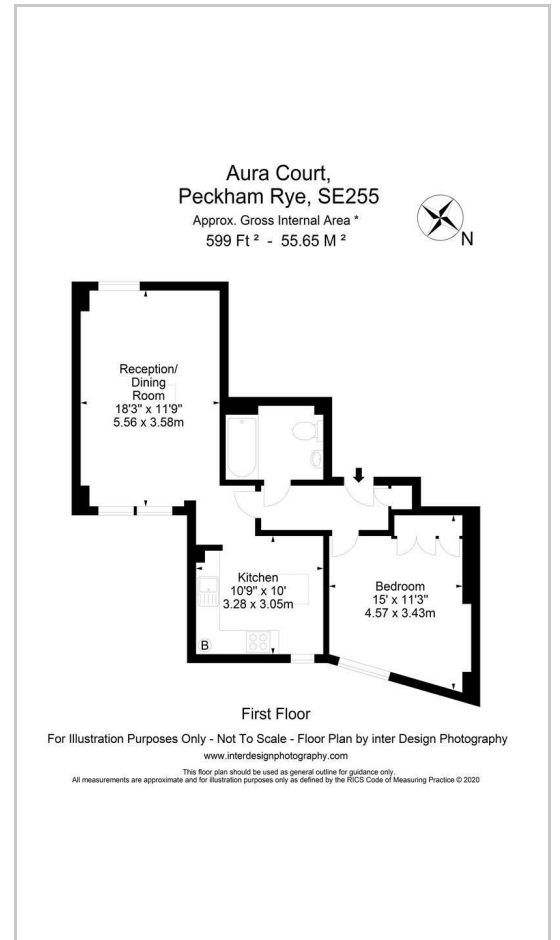
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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

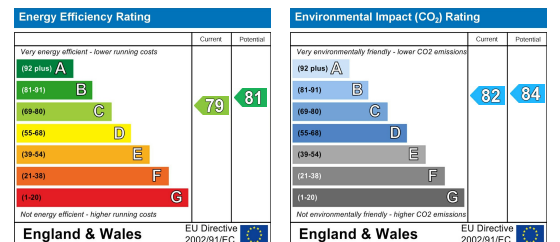
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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