

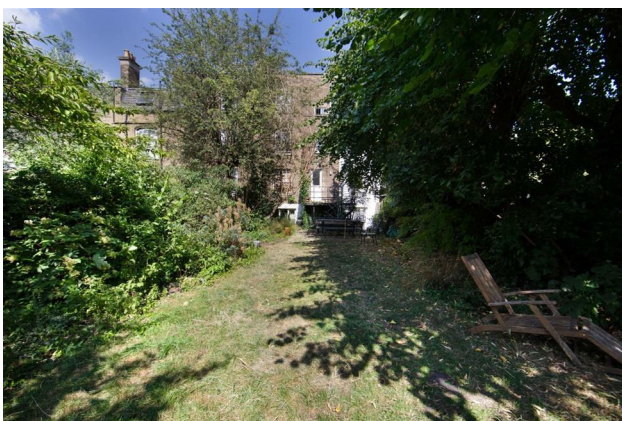
# HUNTERS®

HERE TO GET *you* THERE

**Asylum Road, London, SE15 2RL**

**Asking Price £350,000**

**Property Images**



# HUNTERS<sup>®</sup>

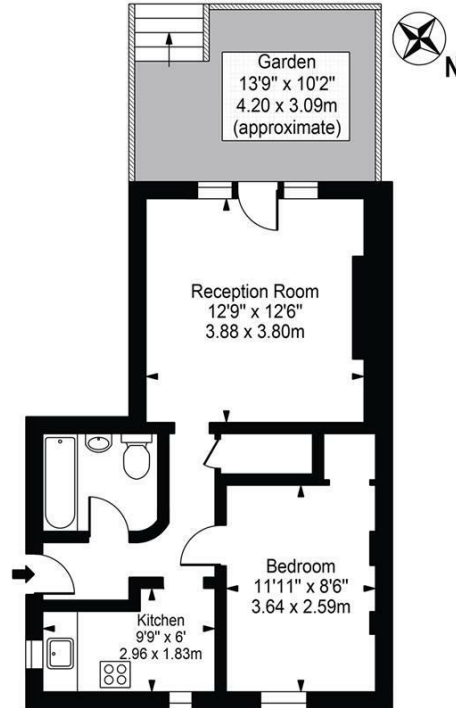
HERE TO GET *you* THERE

## Property Images



Material Information

Asylum Road, SE15 2RL  
Approx. Gross Internal Area 449 Sq Ft - 41.68 Sq M



Ground Floor

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

## Map



## Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Receptions: 1  
Tenure: Leasehold

CHAIN-FREE

ASKING PRICE £350,000

Set on the ground-floor of this period conversion and in proximity of Queens Road Peckham station is this one-bed apartment with access to a garden. The property spans approximately 466sqft and is in need of refurbishment. The property offers a double bedroom, a family bathroom, a separate kitchen and a well-sized living/reception room leading to the garden.

Asylum Road is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

### Features

• CHAIN-FREE • ASKING PRICE £350,000 • PERIOD CONVERSION • ACCESS TO GARDEN • APPROXIMATELY 466SQFT • RECEPTION/LIVING ROOM • SEPARATE KITCHEN AND FAMILY BATHROOM • Close Proximity to Shops, Restaurants and Amenities • Close Proximity to Transport Links and Good Schools • Close Proximity to Parks and Green Spaces

CHAIN-FREE

ASKING PRICE £350,000

Set on the ground-floor of this period conversion and in proximity of Queens Road Peckham station is this one-bed apartment with access to a garden. The property spans approximately 466sqft and is in need of refurbishment. The property offers a double bedroom, a family bathroom, a separate kitchen and a well-sized living/reception room leading to the garden.

Asylum Road is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

Nearby Queens Road Peckham station offers train services London Bridge.

The property is offered with no onward chain and early viewing is advised.

Shops, Restaurants and Amenities:

### Restaurants & Cafes

The Meeting House: A highly-rated family-run Italian cafe located right on Meeting House Lane, serving excellent coffee, fresh pastries, and homemade lasagna. Well & Fed: Located on Queen's Road, this independent cafe and deli is perfect for speciality coffee, healthy brunch bites, and local beers. Peckham Levels & Copeland Park: Just a few minutes' walk away, featuring a multi-story car park transformed into a food hall with diverse street food, bars, and the Peckham Plex cinema. Tigella: A popular Italian street-food eatery located on Peckham High Street, offering traditional regional bread, meat/cheese boards, and great happy-hour deals. Persepolis: A beloved, sunny yellow corner shop and cafe on Peckham High Street

offering delicious Persian mezze, dips, and sweets.

#### Shops & Markets

**Rye Lane Shopping:** A short walk south takes you to Rye Lane, where you'll find large supermarkets like Morrisons and Lidl, as well as high street staples like Primark. **Market Place Food Hall:** Located in the Aylesham Centre, offering an indoor street food hub with numerous vendors, pool tables, and drinks. **Copeland Park Studios:** An arts, culture, and retail complex housing independent boutiques, vintage clothes, record shops, and a weekend farmer's market. **Bellenden Road:** A leafy street known for its upscale, independent boutiques, florists, and lifestyle shops.

#### Parks and Greens Spaces

**Peckham Rye Park & Common:** A massive, beautiful green space just south of the main high street, featuring open fields, a lake, and a skatepark.

#### Schools:

There are 3 schools that are in proximity:

##### 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 as well leadership and management of the school are rated as Good.

##### Harris 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 behaviour 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.

#### Transport:

##### Queens Road Peckham

##### London Overground (Windrush Line)

From Queens Road Peckham, the London Overground runs direct trains to:

**Westbound/Southbound:** Peckham Rye, Denmark Hill, Clapham High Street, Wandsworth Road, and Clapham Junction.

**Northbound:** Surrey Quays, Canada Water, Rotherhithe, Wapping, Shadwell, Whitechapel, Shoreditch High Street, Hoxton, Haggerston, and Dalston Junction.

##### National Rail (Southern Services)

The station provides direct mainline connections, predominantly operating towards:

**Eastbound/Southbound:** London Bridge and East Croydon (via Norbury).

There are also multiple buses serving surrounding areas and also the City of London

#### Recreation and Amenities:

Peckham Rye Park & Common and Burgess Park offers lots of open green spaces and a lake for walks and family days out

There is also a Plethora of Boutique Coffee Shop, Restaurants and Bars to be enjoyed locally.