

TO LET



Wellington House, Peckham, SE22

£1,300.00 PCM

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Property Description

Presented in excellent decorative order, this great studio flat with its own private sunny terrace. Situated on Peckham Rye, this studio flat has a separate fitted kitchen and a bathroom with electric shower over the bath. There is a spacious living area with fitted shelves and a wardrobe. Entryphone system.

The flat is located within walking distance of both East Dulwich and Peckham with their many thriving coffee shops, bars, restaurants and cinemas. Transport links are excellent with easy access to Peckham Rye and East Dulwich stations for services to London Bridge, Victoria, Shoreditch and Canary Wharf. There are also many bus routes and night buses stopping close by.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

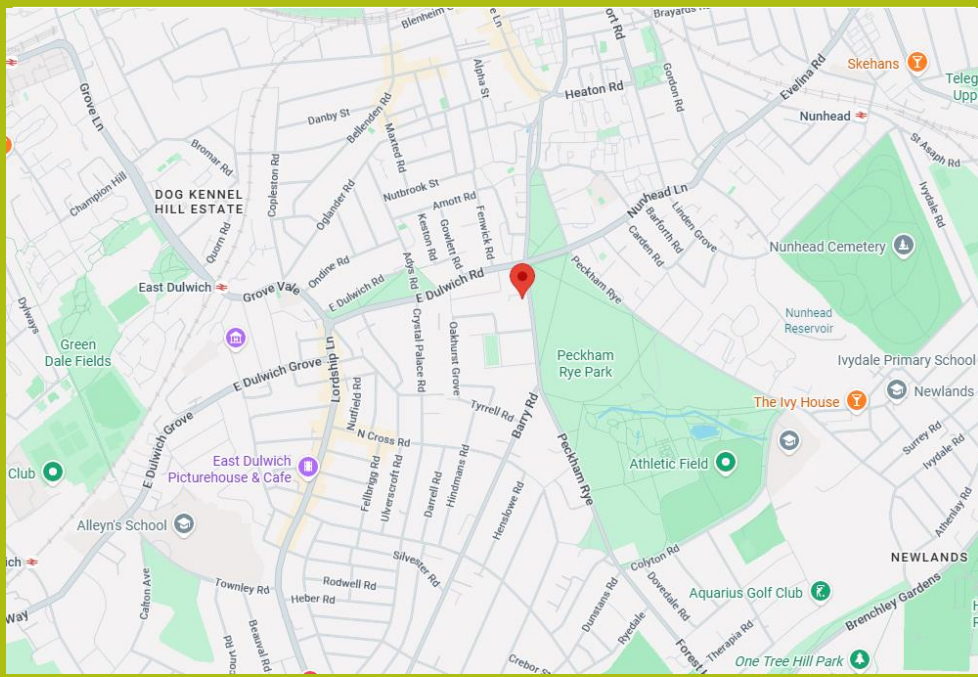
Date Available – 07/11/2026

Holding deposit amount – £300

Security Deposit amount (Five weeks rent) – £1,500.00

Council Tax Band – A

Local Authority – Southwark Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

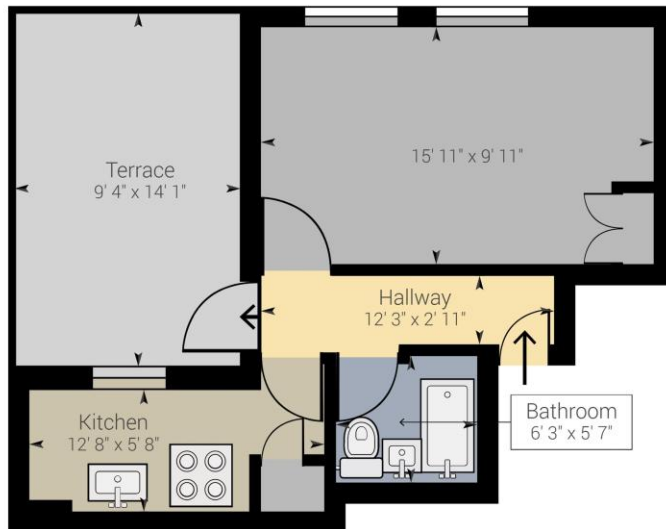
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Approximate net internal area: 316.85 ft² (451.67 ft²) / 29.44 m² (41.96 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	78	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

Balham

45 Bedford Hill,
 London, SW12 9EY
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Colliers Wood & Wimbledon

30 Watermill Way,
 London, SW19 2RT
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Streatham

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