

DEWAR STREET, PECKHAM, SE15

LEASEHOLD

GUIDE PRICE £450,000 - £475,000





## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 178 years remaining

Service Charge: £1955.76 per annum

Ground Rent: n/a

## FEATURES

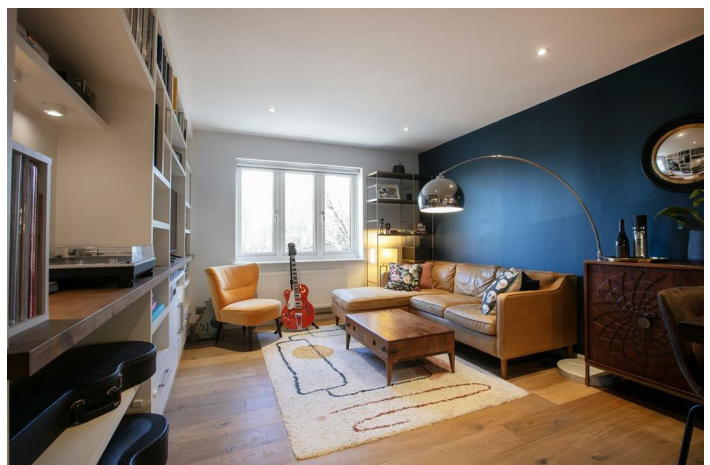
Allocated Off Street Parking

Top Floor

Beautifully Presented

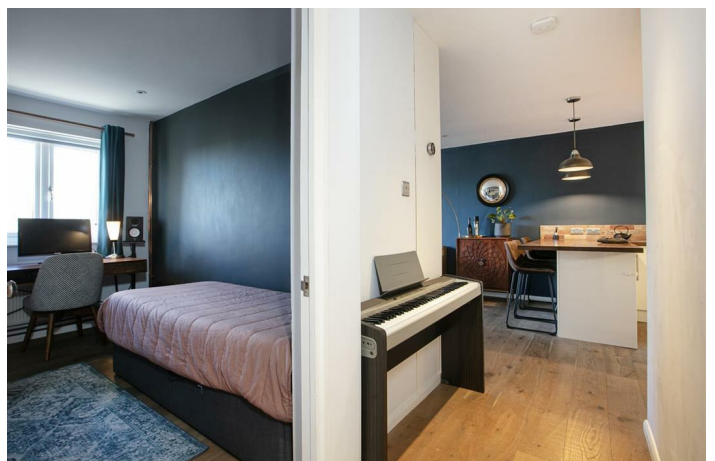
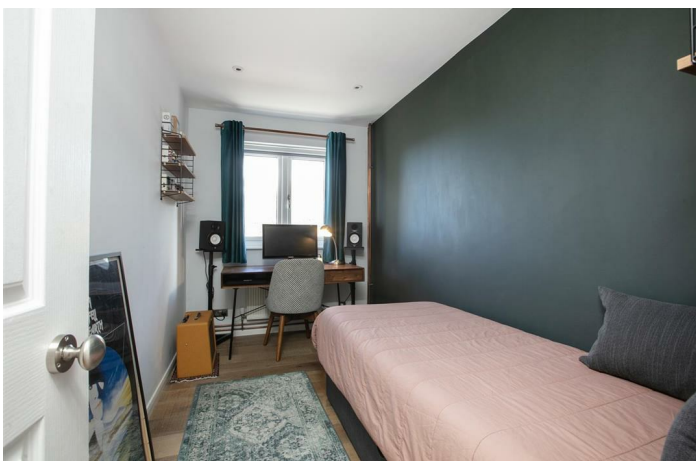
Long Lease

Leasehold



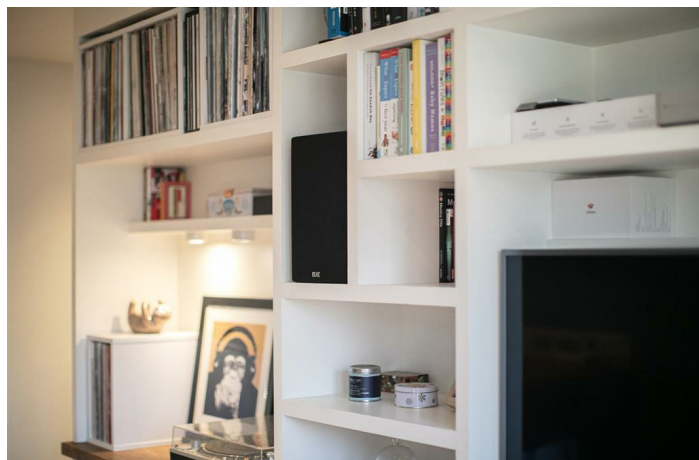


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Fantastic Two Bedder with Allocated Parking and Fab Location - CHAIN FREE.

This stylishly presented two bedder seriously ticks all the boxes! Sitting on the top floor of a handsome development it only borders the flat below it meaning you enjoy a peaceful, private vibe. The interior is meticulously maintained and enjoys a splash of some expertly chosen Farrow and Ball tones. Accommodation comprises a large open-plan living area with contemporary kitchen and delightful bespoke storage units, two fab bedrooms and a slick shower room with modern tiling and suite. In addition to the endless social pursuits of Rye Lane and Peckham Rye, Bellenden Village is just a few moments stroll for a flood more cafes, pubs and eateries a-plenty. Peckham's impressive list of attractions is easily reached and Lordship Lane supplies yet more cosmopolitan highlights. Transport is taken care of with nearby Peckham Rye Station whizzing you to central London in no time.

The handsome exterior enjoys views over a wooded green space. The communal entrance and areas are well kept and lead upward, via stairs, to the flat's second floor doorway. A spacious inner hall supplies recessed storage and plenty of room for coats and brollies. The larger of your two lovely bedrooms sits first on the left with a bright disposition. There's some great recessed storage to help keep things neat and tidy. The second bedroom is next door with the same bright appointment and a dusky Farrow and Ball feature wall. The living room runs uninterrupted from the hall to offer a wide, stylish open-plan space. It incorporates spacious cooking, lounging and dining areas. There's a modern kitchen to the right with loads of cabinet and counter space, four ring hob, oven, dishwasher and fridge/freezer. A breakfast bar offers natural separation to the lounge area which faces the far side of the room.

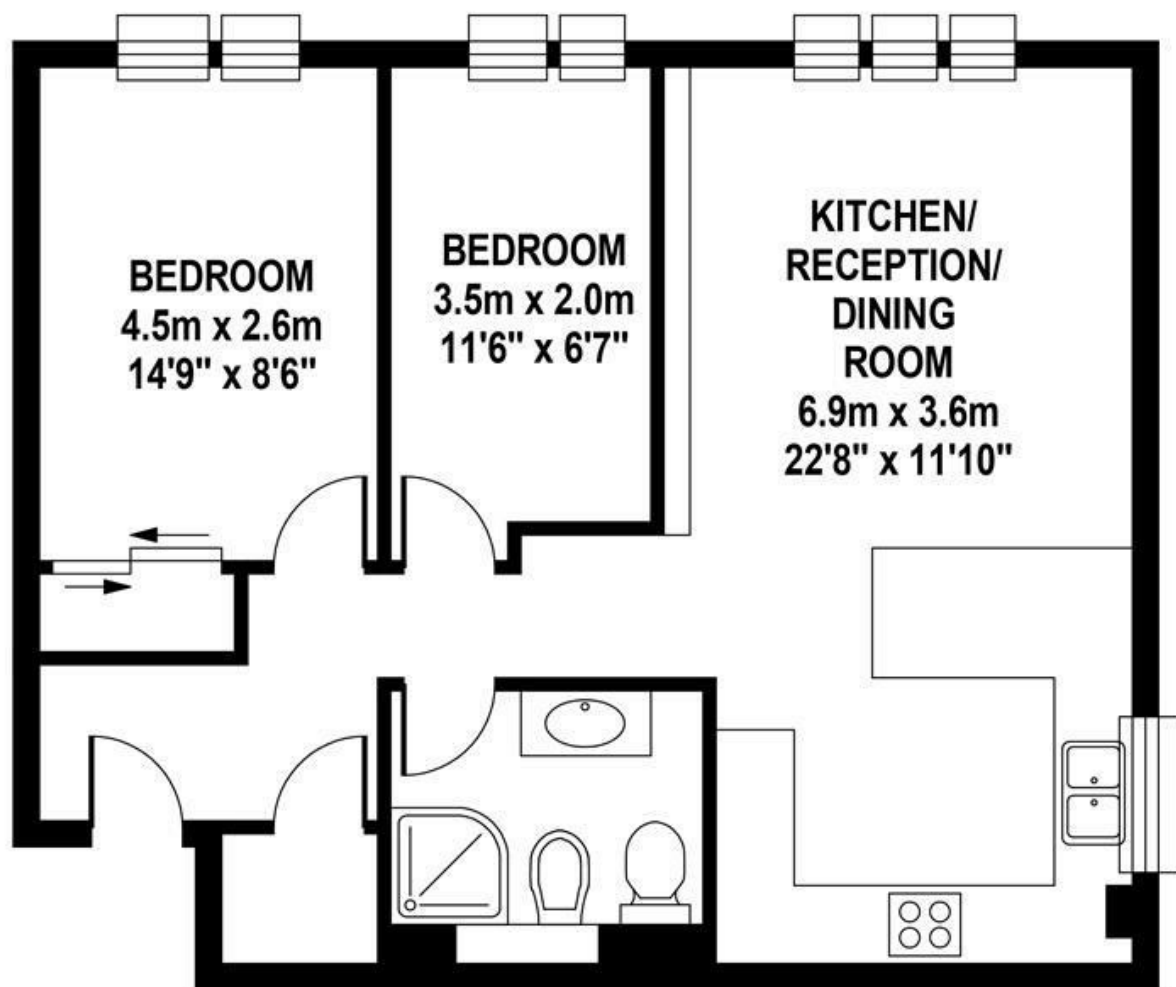
Rye Lane and Peckham Rye each offer an inimitably varied slice of London life - cafes, eateries and some cracking boozers! Peckham is reachable within minutes for excellent coffee as well as some of the best pubs, breweries and restaurants southeast London has to offer (Levan, Forza Wine, Frank's, Brick). Even closer are the highly considered Nola, Old Spike and award-winning Pizzeria 081. Bellenden Village supplies abundant independent local shops (including award winning Flock & Herd butcher) and eateries (Begging Bowl, Artusi). Lordship Lane is also easily walkable for delis, gyms and a Picturehouse cinema. Green spaces also abound with the expanse of Peckham Rye Common and Par on your doorstep. Transport is taken care of by nearby Zone 2 Peckham Rye Station (less than a 10-minute walk away) with direct services to London Bridge, Victoria, Blackfriars, St Pancras International and out to Croydon, Surrey and Kent. The London Overground takes you to Clapham Junction or Shoreditch in 15 minutes and passengers can change at Canada Water for the Jubilee Line. Popular Little Jungle Nursery is round the corner and The Villa Nursery and Pre-Prep School (for 2-7-year-olds) is also close by. Desirable local primaries include The Belham, St John's & St Clements, and Goose Green.

Tenure: Leasehold

Lease Length: 178 years remaining

Council Tax Band: B

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Approximate Internal Area :-  
56.39 sq m / 607 sq ft

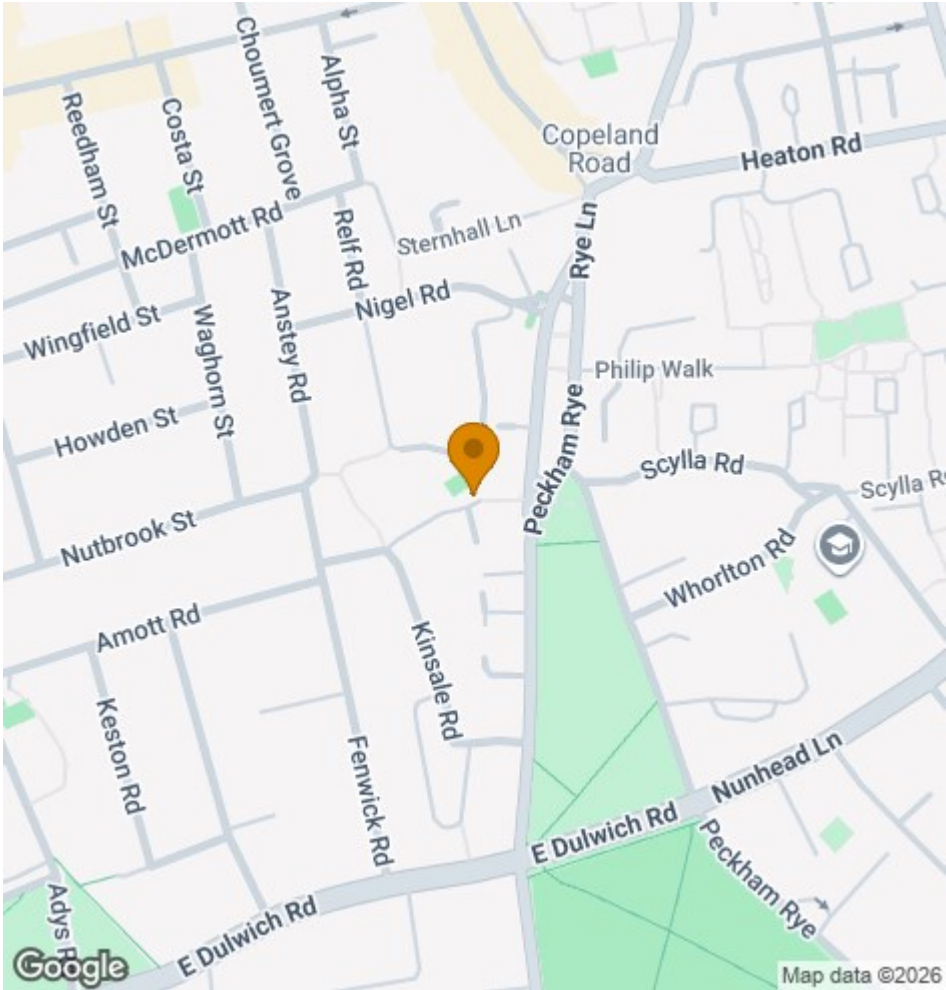


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	76
England & Wales	EU Directive 2002/91/EC	

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