

HUNTERS®

HERE TO GET *you* THERE

Peckham Hill Street, London, SE15 | Asking Price £325,000
Call us today on 020 7708 2002

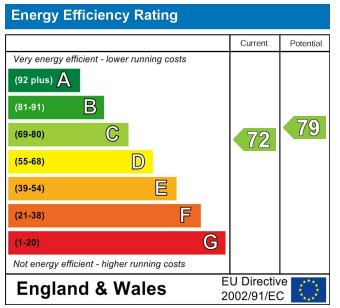


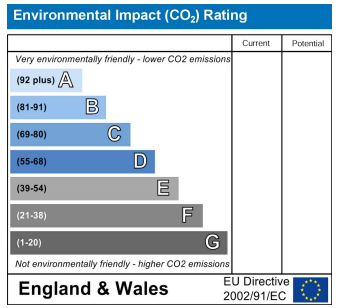







- One Bedroom
- Period Conversion
- Grade II Listed
- Close to Peckham Rye & Queens Road Peckham
- Lease Length: 99 Years Remaining
- Service Charge: £975.49 PA
- Ground Rent: £10 PA (Not Subject to Increase)





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A period one-bedroom first-floor flat, set within a Grade II listed building and ideally positioned close to Peckham Rye and Queens Road Peckham. The front garden (adjacent to road) belongs to the flat.

Internally you are presented with a good-sized reception room, with a feature fireplace, shelving built into the alcoves, a sash window and stripped wood flooring that you'll find throughout the property. The kitchen has white wall and base units with white work tops, a built-in oven and hob and space and plumbing for white goods. There is a bright double bedroom with built in wardrobes and charming plantation shutters. The bathroom has a three-piece suite complete with a shower over the bath, a WC and a basin, finished with localised white wall tiling. There is access to a good sized boarded loft space.

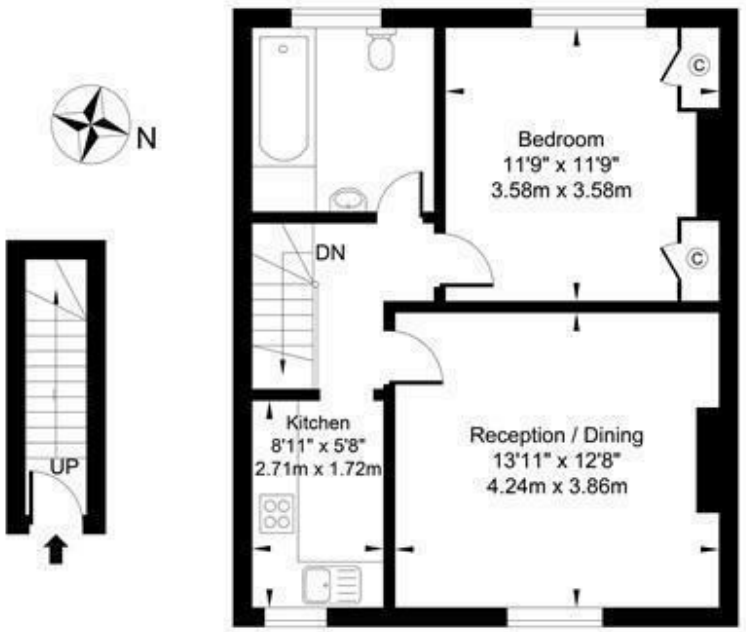
The property is located 0.6 miles from Peckham Rye which offers the Overground, Southern, Southeastern and Thameslink services. You'll find Queens Road Peckham 0.7 miles away which offers the Overground and Southern services. From Peckham Hill Street you have bus routes to Elephant & Castle, Blackfriars, Farringdon and Kings Cross. Peckham has a vibrant nightlife and food scene, and you'll find the South London Gallery (0.7 miles) and the arty scene of Camberwell down Peckham Road.

Tenure: Leasehold
Council Tax band: B
Authority: London Borough of Southwark
Lease length: 99 years remaining (Started in 2000 with a lease of 125 years.)
Ground rent: £10 per annum
Review period: Not subject to increase
Service charge: £975.49 per annum
Construction: Standard construction
Property type: Flat
Number of floors in building: 3
Entrance on floor: Ground
Has lift: No
Over commercial premises: No
Parking: On street, permit required
Electricity: Mains electricity
Water and drainage: Connected to mains water supply
Mains surface water drainage: Yes
Sewerage: Connected to mains sewerage
Heating: Central heating
Building safety issues: None
Lease restrictions: Restriction on keeping animals deemed as injurious to health/a hazard
Public right of way through and/or across your house, buildings or land: No
Flood risk: Surface Water - Low
History of flooding: No
Planning and development: None
Listing and conservation: Grade II Listed
Accessibility: None
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

Peckham Hill Street, SE15 6BN

Approx. Gross Internal Area 527.96 Sq Ft - 49.05 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography

www.interdesignphotography.com

This floor plan should be used as a general outline for guidance only.

All Measurements are approximate and for illustration purposes only as defined by the RICS code of Measuring Practice © 2022

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.

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