



barnard marcus

Co-Operative House Rye Lane, London SE15 4UR



welcome to

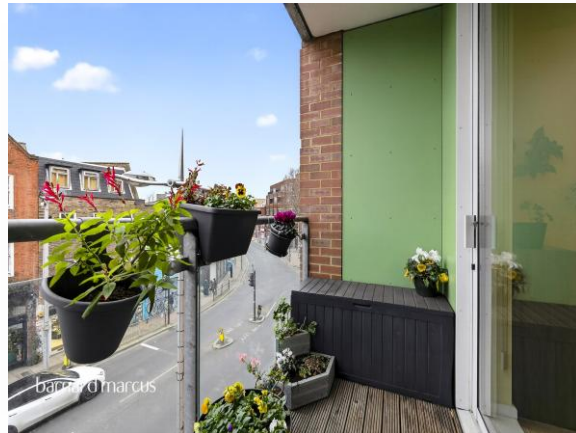
Co-Operative House Rye Lane, London

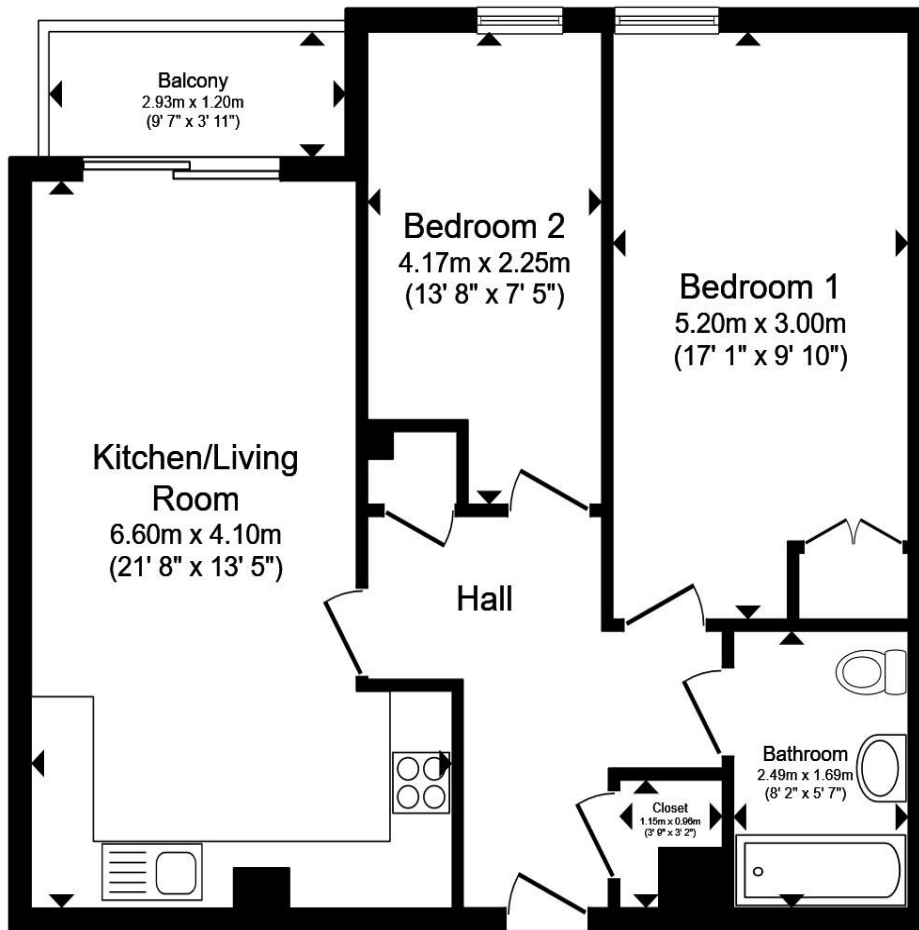
A well-proportioned TWO-BEDROOM APARTMENT with designated carparking space.

The wide entrance hall, complete with two storage cupboards, welcomes you into this apartment consisting of an OPEN-PLAN kitchen and living area, that are filled by natural light from the wide patio doors which open onto a private balcony. The generously sized DOUBLE BEDROOM benefits from a large inbuilt wardrobe/cupboard. A nice sized second bedroom and bathroom complete the apartment.

Ideally situated in the heart of Peckham and close to PECKHAM RYE STATION (zone 2), which is served by the Overground (Windrush line), Southern, Southeastern and Thameslink lines enabling quick and easy commuting, with several main London stations (including London bridge and London Victoria) a mere 10-MINUTES AWAY. There are also an extensive range of bus routes providing connections to many parts of London with ease.

Rye Lane benefits from a wide selection of independent shops, local bars and a diverse range of restaurants and cafes. It is also situated just a short walk from the tranquil and charming Peckham Rye Park and Peckham Rye Common, ideal for those that want nature on their doorstep but with the convenience of city-living. Embracing an eclectic charm and cultural diversity, this area sets the stage for a vibrant and enriching lifestyle, making it an appealing choice for those seeking a fun and engaging community to call home.





Entrance Hall

Living Room/ Kitchen

21' 8" x 13' 5" (6.60m x 4.09m)

Balcony

Bedroom One

17' 1" x 9' 10" (5.21m x 3.00m)

Bedroom Two

13' 8" x 7' 5" (4.17m x 2.26m)

Bathroom

Total floor area with balcony 65.9 m² (709 sq.ft.) approx

Total floor area without balcony 62.2 m² (670 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Co-Operative House Rye Lane, London

- TWO DOUBLE BEDROOMS
- Sought-after location & CLOSE TO LOCAL AMENITIES
- SECOND FLOOR FLAT
- APPROXIMATELY 709 SQ FT OF ACCOMMODATION
- Allocated car parking space in secure gated carpark

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3237.48

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



view this property online [barnardmarcus.co.uk/Property/PKM103583](https://www.barnardmarcus.co.uk/Property/PKM103583)



Property Ref:
PKM103583 - 0009

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the postcode not the actual property