



Maxted Road, SE15 | £640,000

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In General

- Two double bedrooms
- Private garden
- Period conversion
- Approx. 600 Sq Ft
- Good condition throughout
- Potential to extend (STPP)
- Desirable, residential road
- Chain Free

In Detail

CHAIN FREE – Charming and characterful period conversion with direct access onto a 42-ft private garden on this desirable street in the heart of Peckham Rye, SE15.

Boasting over 600 Sq. Ft. of internal space, this versatile two-bedroom apartment has fantastic potential. It is currently configured with an 11-ft bay-fronted principal bedroom, a further comfortable double bedroom, eat-in kitchen opening out into the side return and then the modern bathroom and reception room at the rear, overlooking the west-facing garden.

Further benefits include period features, large storage cupboards, a share in the freehold and the ability to extend to the side return (STPP).

Maxted Road is enviably located for the independent shops, bars, coffee shops and restaurants of Bellenden Road and Lordship Lane as well as a host of parks and green spaces. There are strong transport links into The City and West End from Peckham Rye station (0.4 miles) and East Dulwich station (0.5 miles) as well as bus/cycle routes through the neighbouring Camberwell, Dulwich Village and Herne Hill.

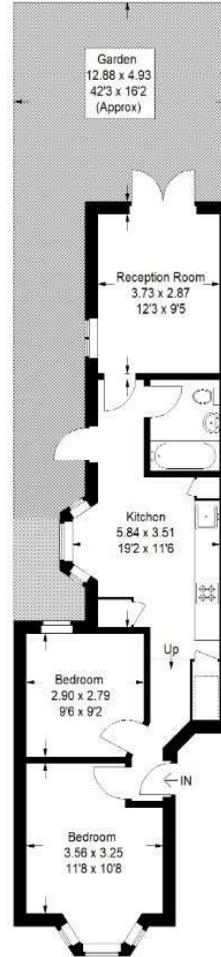
EPC: D | Council tax band: B | Lease: 981 years remaining | SC: Ad-hoc | GR: peppercorn | BI: £496.65 pa



Floorplan

Maxted Road, SE15

Approximate Gross Internal Area
65.7 sq m / 600 sq ft



Ground Floor

□ = Reduced headroom below 1.5 m / 5'0"

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	67
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
75	7.5

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