

 1  
Bedroom

 1  
Bathroom

 1  
Receptions



## PROPERTY FEATURES

- Top Floor Flat
- Long Lease
- Off-Street Parking
- Communal Gardens
- Fantastic Views
- Excellent Transport Links

## DESCRIPTION

This well-presented one-bedroom, one-bathroom flat is located in the popular area of Peckham, offering comfortable living in a vibrant South East London setting.

Positioned on the top floor, the property benefits from pleasant open views and an abundance of natural light. The reception room flows seamlessly into a modern, well-equipped kitchen. With generous counter space and ample storage, the kitchen is both stylish and practical for everyday living. The bedroom is well-proportioned and provides a relaxing retreat, while the bathroom is fitted with a convenient bathtub and shower combination. Additional benefits include: off-street parking, access to well-maintained communal gardens and a long lease, offering excellent long-term value.

The property enjoys excellent transport connections, with nearby bus and train services providing easy access into central London and surrounding areas. A range of local amenities including shops, cafés, and green spaces are within easy reach, contributing to a lively and welcoming community atmosphere. This flat represents an ideal opportunity for first-time buyers, professionals, or investors seeking a well-connected and comfortable home in a desirable London location.

## ADDITIONAL INFORMATION

Tenure - Leasehold

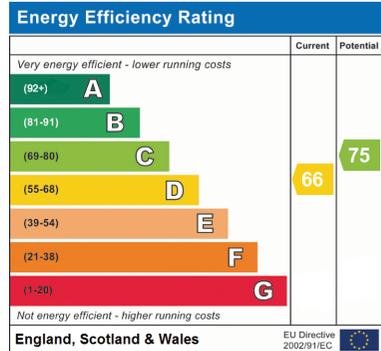
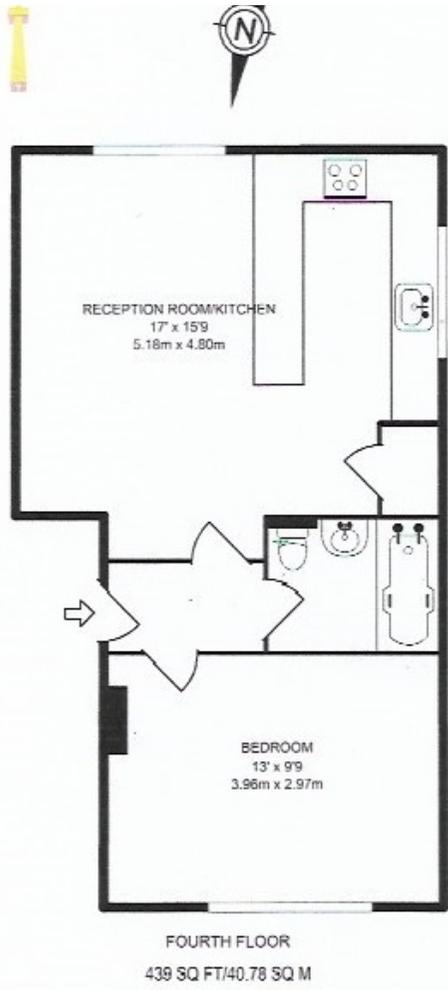
Length of Lease - approx. 960 years remaining

Ground Rent - Peppercorn

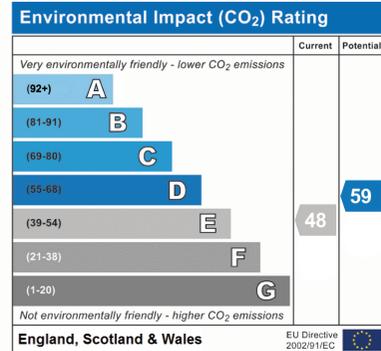
Service Charges - £1367 per annum

Local Authority - Southwark Council

Council Tax Band - B



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**Disclaimer**

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Purchasers are advised to undertake their own measured survey prior to exchange of contracts.