



Crofton Road SE5  
OIEO £500,000

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# In general

- One double bedroom
- Period conversion
- Private garden
- Over 680 Sq Ft
- Private cellar and ample storage space
- Desirable, residential street
- EPC Rating: D

# In detail

Stunning and spacious one bedroom garden flat in this charming period building ideally located between Camberwell and Peckham.

Crofton Road, SE5, offers excellent transport links into the City and West End from Denmark Hill station (0.7 miles) and Peckham Rye station (0.7 miles) as well as strong bus links to Oval, Victoria, Oxford Circus and New Cross.

Situated among the Lyndhurst 'toast-rack'; there are great amenities and restaurants nearby as well as a choice of parks and green spaces.

The period conversion boasts over 680 Sq Ft of internal space and has been lovingly refurbished throughout by the current owners. The 16 x 13-ft separate reception room hosts a feature fire-place and original wooden floors while the hallway off of the eat-in kitchen leads out onto the idyllic courtyard garden.

Viewings are highly recommended, call the Pedder Peckham sales team to arrange a viewing today. EPC D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	76   C
39-54	E		
21-38	F		
1-20	G		

# Floorplan

## Crofton Road SE5

Approximate Gross Internal Area  
 Cellar = 6.8 sq m / 73 sq ft  
 Ground Floor = 63.4 sq m / 682 sq ft  
 Total = 70.2 sq m / 755 sq ft



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