



Alpha House SE15  
£425,000

0208 702 9666  
[pedderproperty.com](http://pedderproperty.com)

**pedder**





# In general

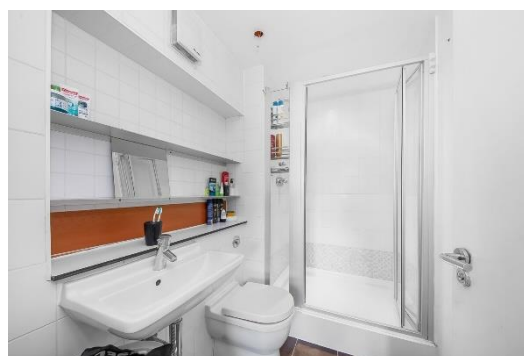
- Three double bedrooms
- Over 950 Sq Ft
- Landscaped, Communal Garden
- Purpose-built block
- Private parking
- Electric intercom system
- Open-plan kitchen/reception
- Close to Peckham Rye Park
- EPC Rating: D

# In detail

This delightful 3 bedroom, 2 bathroom apartment located on the top floor of this appealing purpose-built block is ideally located for access to both Nunhead Station and Peckham Rye Park.

Consisting of over 950 sq ft of internal space this enviable apartment also benefits from access to beautiful, landscaped communal gardens. The open plan kitchen-reception room provides the perfect space for entertaining, with floor to ceiling sliding doors onto a Juliet balcony there is ample natural light. The master bedroom boasts built in wardrobes and en-suite, with two further double bedrooms.

There is an abundance of greenspace nearby, in addition to the bars and eateries that Nunhead and nearby Peckham have to offer. Borland Road is conveniently located with connections to The City and East London from Nunhead station (0.7 miles).

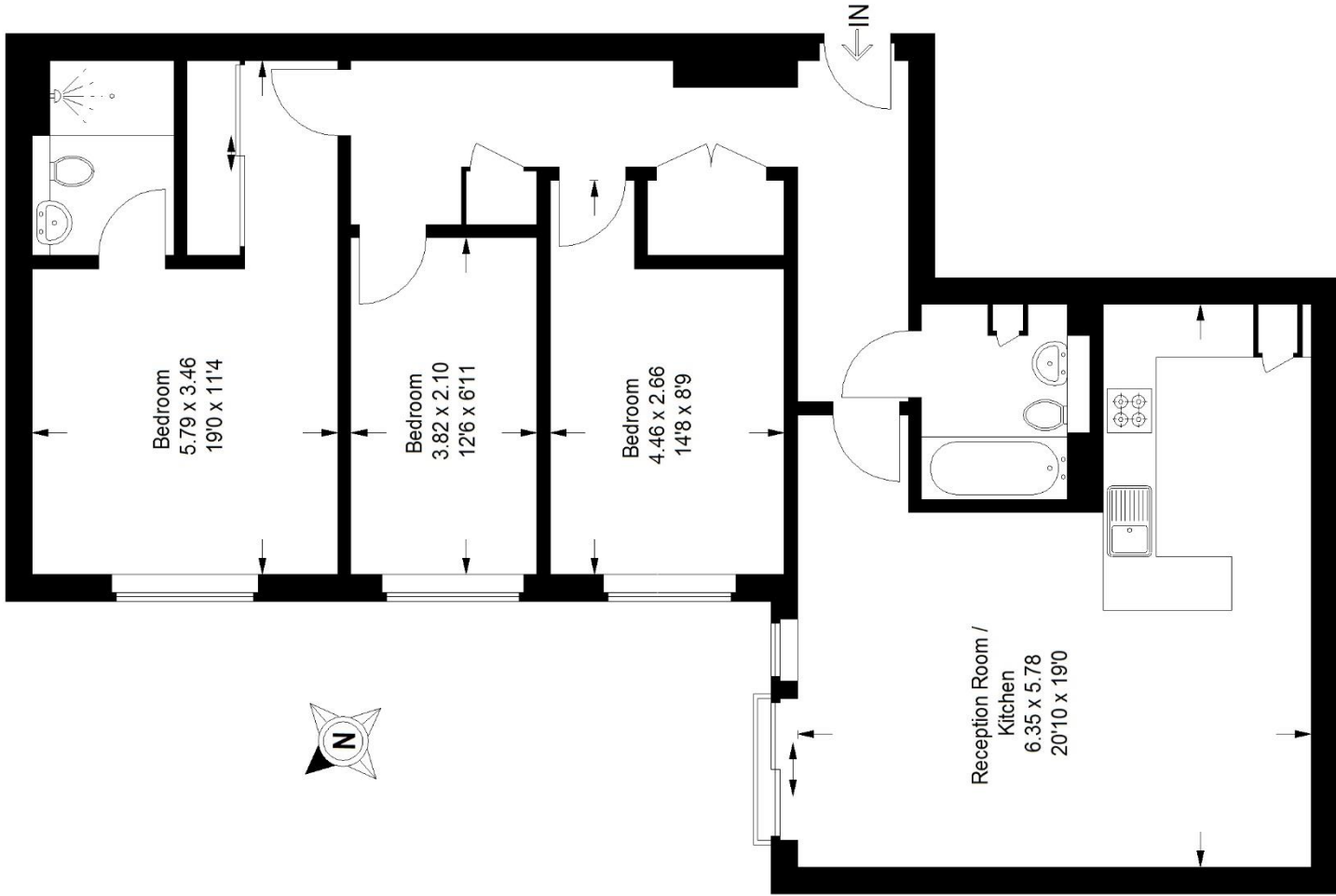


# Floorplan

## Alpha House, SE15

Approximate Gross Internal Area

90.9 sq m / 978 sq ft



## Second Floor

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2021

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them..

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67   D	77   C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.