



Peak Hill Gardens SE26
OIEO £400,000

0208 702 9777
pedderproperty.com

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In general

- Peaceful, no through road
- Split level Victorian apartment
- Abundance of natural light
- 2 Double bedrooms
- Bathroom and Wet Room
- Very well presented
- Far reaching views
- Share of Freehold
- No onward chain

In detail

Enviably positioned on Peak Hill Gardens, a quiet, no through road, surrounded by a wealth of amenities including Sainsbury's, several restaurants, a Pure Gym and green open spaces.

Offering a fresh contemporary finish throughout, the accommodation of 860 sq ft includes a well-proportioned, light filled, open plan living space with integrated kitchen, breakfast bar and three large sash windows to the front, double bedroom and bathroom.

The hallway is unusually wide, currently housing a piano which would work equally well as an office space. The second floor benefits from a master bedroom with far reaching views and an additional wet room. The property also benefits from having a share of freehold and is being sold with no onward chain.

Peak Hill Gardens is a tranquil location, well located for those who enjoy a short commute, access to plenty of shopping and leisure facilities.

EPC - C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Peak Hill Gardens SE26

Approximate Gross Internal Area

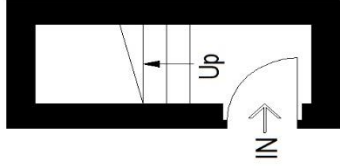
First Floor = 3.0 sq m / 32 sq ft

Second Floor = 43.4 sq m / 467 sq ft

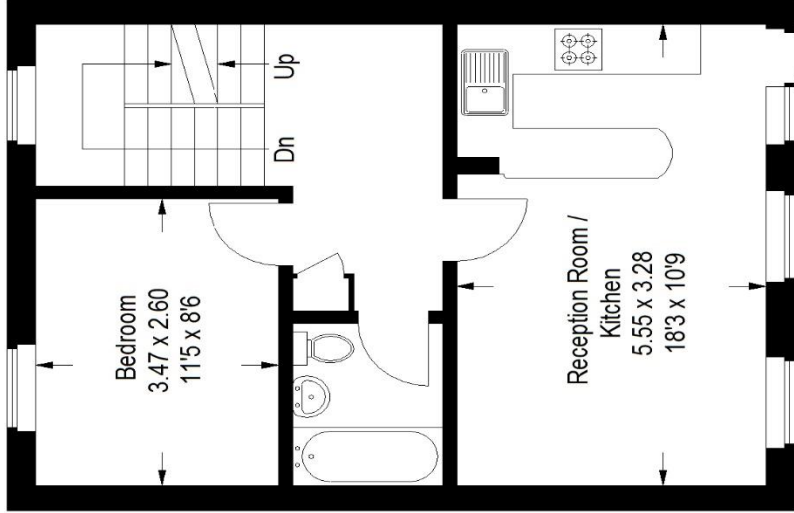
Top Floor (Excluding Eaves)

25.4 sq m / 273 sq ft

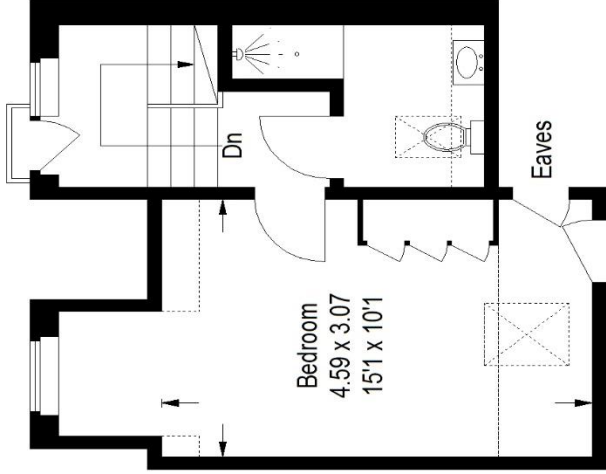
Total = 71.8 sq m / 772 sq ft



First Floor



Second Floor



Top Floor

= Reduced headroom below 1.5 m / 5'0

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