



Peckham High Street, SE15  
OIEO £500,000

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# In general

- Two double bedrooms with additional study
- Spread over 945 sqft
- Separate private & communal roof terraces
- Close to local amenities
- Modern development
- Double Glazing
- Well kept apartment
- Separate kitchen/living space

# In detail

Superb two double bedroom apartment with additional separate study/office in the heart of Peckham with private balcony.

Boasting over 900 Sq. Ft. of internal space, this first-floor apartment offers a bright & spacious vibe. There are two double bedrooms (master has an en-suite), separate office, family bathroom, kitchen with separate lounge which leads onto the private balcony to watch the hustle and bustle of south London life go by. Additional benefits include double glazing, separate private & communal terrace and lease with 120 years un-expired.

Ideally located for both Peckham Rye (0.4 miles) & Queens Road station (0.7 miles) providing regular Overground and National Rail services into London Bridge, Clapham Junction and Shoreditch High Street as well as the excellent bars, cafes and fooderies of Peckham and New Cross.

EPC: C | Council Tax Band: D | Lease: 120 years remaining | SC: £200 pm | GR: £250 pa



# Floorplan

## Hamley Lodge, SE15

Approximate Gross Internal Area  
87.8 sq m / 945 sq ft



### First Floor

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

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