



Southampton Way, SE5  
£770,000

0208 702 9666  
pedderproperty.com

pedder



# In general

- 5 double bedrooms (one with en-suite and private terrace)
- Large kitchen diner
- Spacious, West-Facing Terrace with City Views
- Large family bathroom
- Seperate WC
- Private entrance
- Close to Burgess Park
- Excellent transport links
- Chain free
- Large storage space in the loft

# In detail

A large and spacious five-bedroom maisonette for sale in a popular location backing directly onto Burgess Park sold without onward chain.

This split level, period property is spread over three levels and spans over 1230 sq. ft.. and is the perfect property for anyone wanting a large family home or to start or add to their existing rental portfolio.

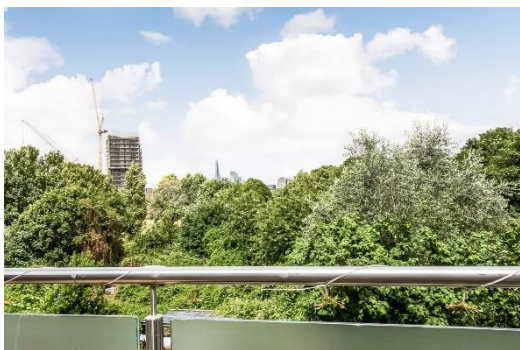
Upon entering this maisonette through a private entrance, the first floor comprises a large kitchen-diner leading onto the first of two private, west-facing terraces. There are also two large bedrooms which could also be used as a living room, spacious bathroom with full size bath and shower and a separate WC.

On the second floor, there are three further double bedrooms and a single bedroom making six in total. The master bedroom has the further benefit of a private terrace and en-suite bathroom.

The property is situated just over a 20 minute walk from Elephant and Castle station and 1 mile from Denmark Hill Station offering excellent transport links into Central London as well as bus connections from a few hundred meters from the property into London Terminals, The City and surrounding neighborhoods.

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

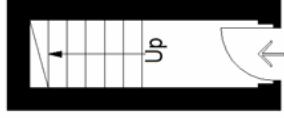
EPC: C | Council Tax Band: B | 94 Years Lease Term Remaining | GR: Nil | SC: As and When | BI: TBC (50% share with adjoining property)



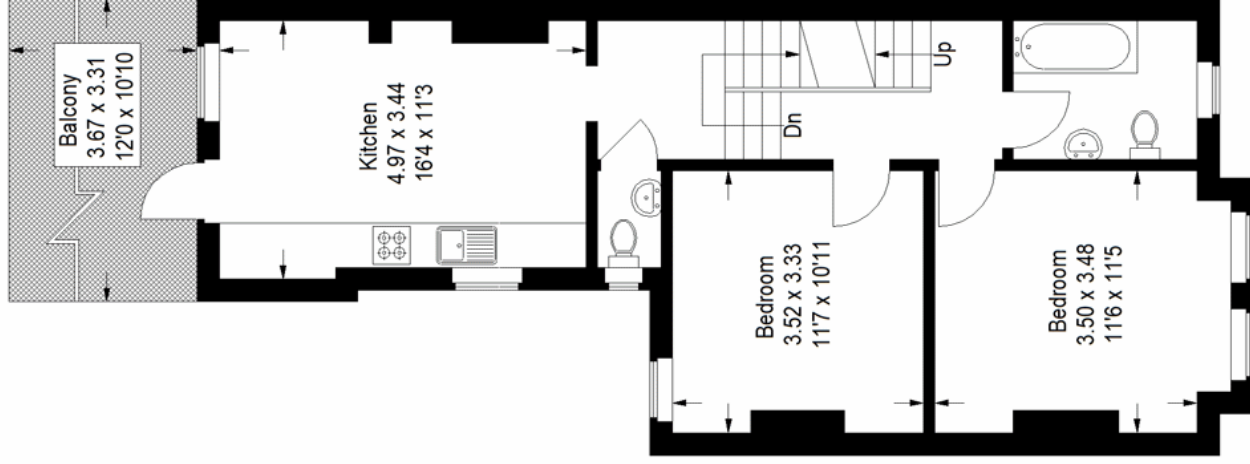
# Floorplan

## Southampton Way, SE5

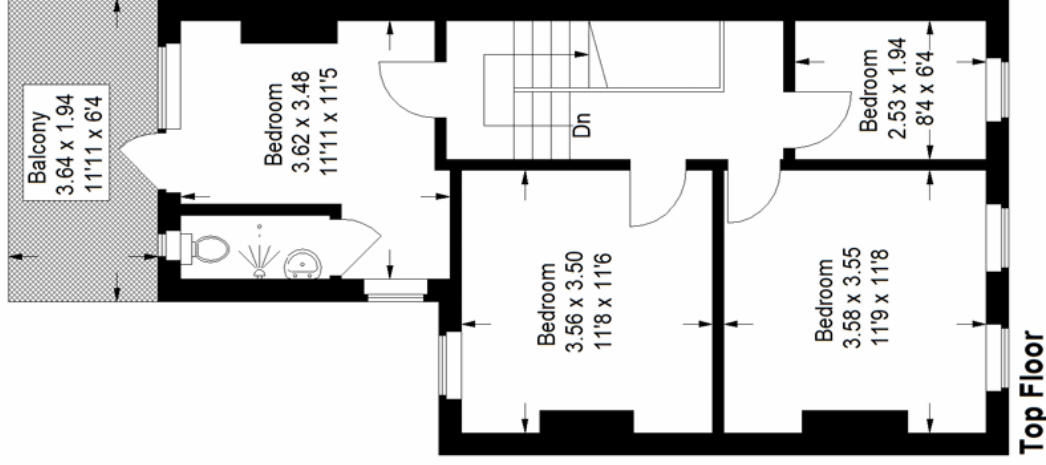
Approximate Gross Internal Area  
 Ground Floor = 2.9 sq m / 31 sq ft  
 First Floor = 60.0 sq m / 646 sq ft  
 Top Floor = 51.6 sq m / 555 sq ft  
 Total = 114.5 sq m / 1232 sq ft



Ground Floor



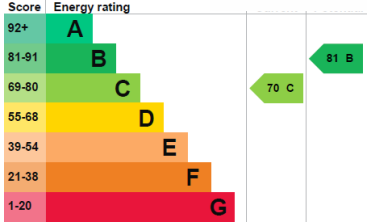
First Floor



Top Floor

Copyright www.pedderproperty.com © 2023

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.



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.