



Peckham Rye, SE15  
£385,000

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# In general

- Share of freehold
- Private rear garden
- One double bedroom
- Over looking Peckham Rye Park
- New boiler
- Private shed storage

# In detail

Nestled in the heart of the vibrant Peckham area, this exquisite Victorian one-bedroom garden apartment boasting an idyllic location with captivating views of the renowned Peckham Rye Park. This tastefully designed property promises a harmonious blend of classic charm and modern convenience.

The property comprises of a generously sized living room adorned with large sash windows, allowing an abundance of natural light to filter through, complemented by charming shutters that add a touch of elegance to the space and cleverly integrated storage solutions. The modern kitchen is fully equipped with state-of-the-art appliances and contemporary finishes. The bathroom offers a walk-in shower and modern features. Last but not least, the great-sized double bedroom, opens up to a private decked garden, providing an intimate outdoor space for moments of tranquillity. Additional storage can be found in the private shed, discreetly tucked away in the communal garden.

The property's location is truly exceptional, being just a stone's throw away from the sprawling Peckham Rye Park. Residents are treated to the luxury of enjoying nature's beauty at their doorstep. Moreover, the apartment's strategic placement makes it well-situated for accessing Peckham's vibrant amenities, ensuring that dining and shopping are always within easy reach.

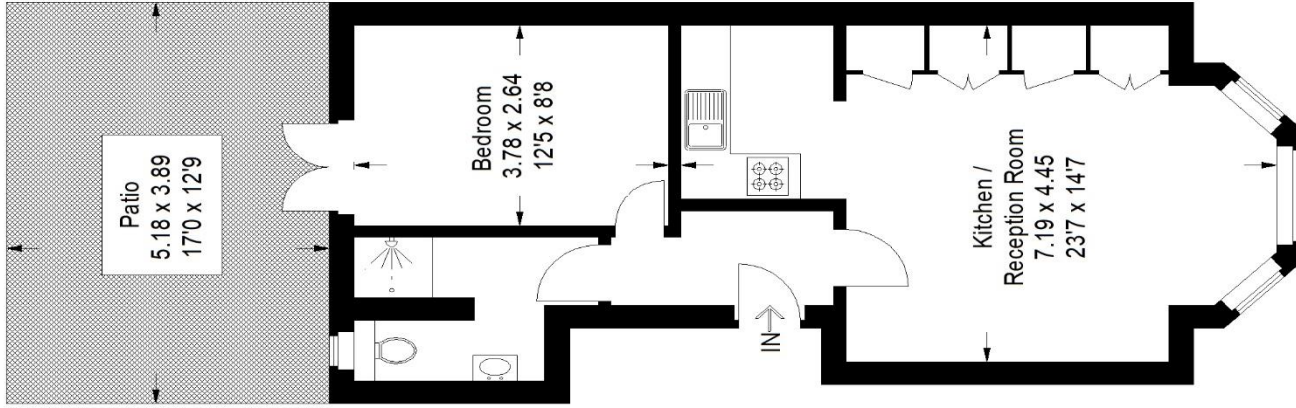
EPC: D | Council Tax Band: C | Lease: 994 years remaining | SC: Ad Hoc | GR: Peppercorn | BI: £446.06



# Floorplan

## Peckham Rye, SE15

Approximate Gross Internal Area  
45.3 sq m / 488 sq ft



### Raised Ground Floor

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 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	60 D	75 C
39-54	E		
21-38	F		
1-20	G		

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