



Peckham Rye, SE15
£375,000

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In general

- Chain free
- Allocated parking
- Open plan kitchen diner
- Abundance of natural light
- Good connections into Central London
- Opposite Peckham Rye Park & Common
- EPC: C
- Recently refurbished modern bathroom
- Close to local amenities
- Floor to ceiling windows

In detail

A bright and spacious one bedroom purpose built flat for sale on Peckham Rye. Offered Chain free.

This beautifully presented flat comprises of a double bedroom, recently refurbished modern bathroom and an open plan kitchen diner.

Further benefits include an abundance of natural light, floor to ceiling windows, having no flat above or either side allowing for quiet living, lift access, allocated parking and it is situated opposite the beautiful Peckham Rye Park & Common which is managed by the Southwark Council.

The lively Lordship Lane in East Dulwich is also close by with its wide variety of cafes, bars & restaurants as is the popular Bellenden Village in Peckham Rye. Nearby railway stations are Nunhead, Peckham Rye and East Dulwich which all offer regular and efficient links in to Central London.

Viewings are highly recommended, please contact the Pedder sales team to arrange a viewing now!

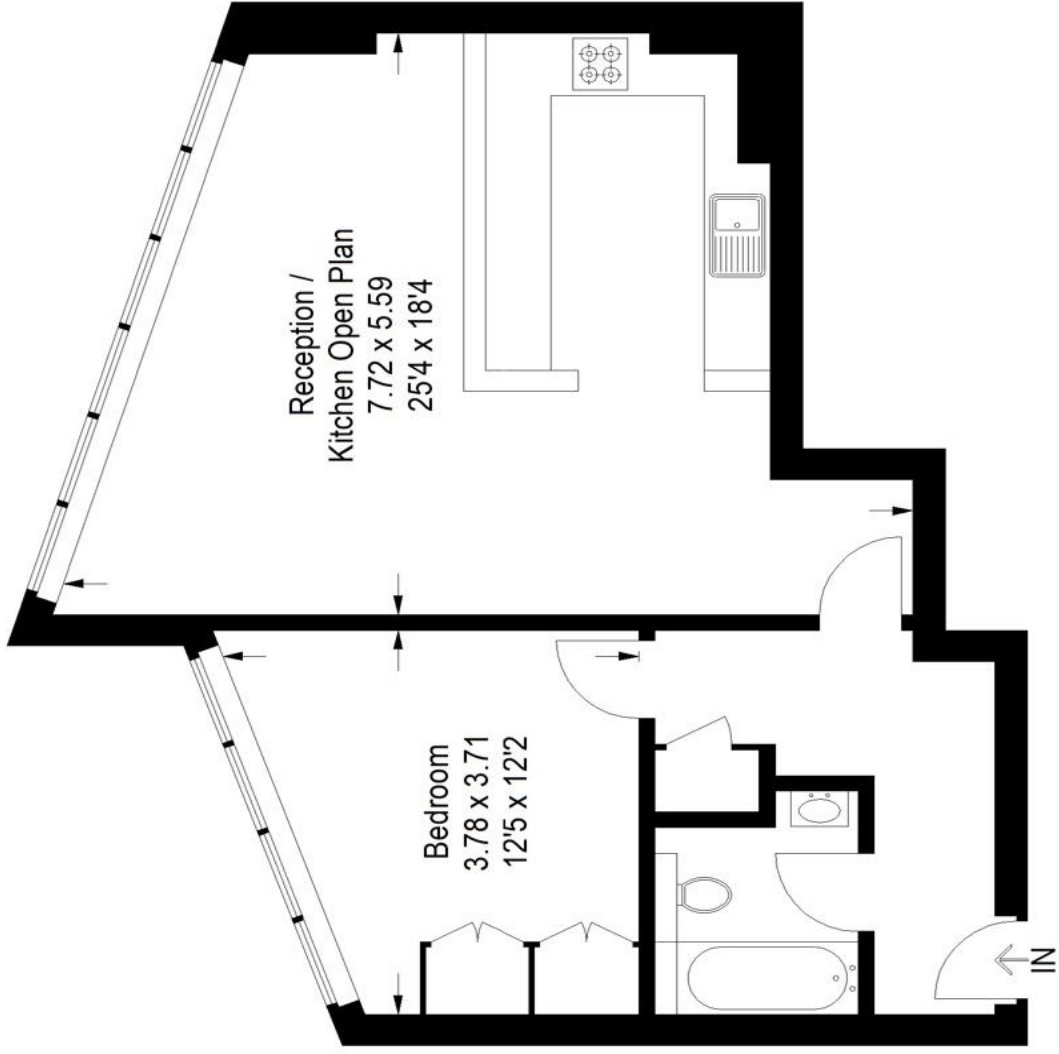
EPC: C | Council Tax Band: D | Lease: 132 Years Remaining | SC: £1,000.06 (6 months) | GR: £62.50 (6 months) | BI: Incl. in SC



Floorplan

Aura Court, SE15

**Approximate Gross Internal Area
58.0 sq m / 624 sq ft**



First 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	72 C	75 C
39-54	E		
21-38	F		
1-20	G		

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