



Heaton House, SE15
OIEO £350,000

0208 702 9666
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In general

- Two double bedrooms
- Modern bathroom
- Seperate fitted kitchen
- West facing balcony
- Long lease
- Close to Peckham Rye
- 0.5 miles to Peckham Rye Station

In detail

A spacious two double bedroom apartment available for sale in a central Peckham location near the Rye.

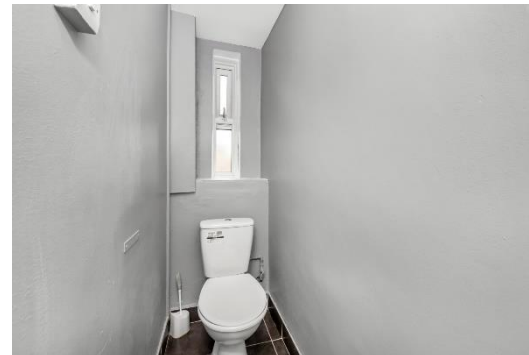
Spread over 671 sq ft, this top floor property comprises a spacious reception room, west-facing private balcony, modern bathroom suite, a separate fitted kitchen and two double bedrooms.

Further benefits include close to the shops on Rye Lane, a plethora of storage, double glazed windows, an abundance of light, off-street parking and so much more. This property is situated in very close distance to Nunhead, Queens Road and Brockley train stations offering great transport links to London Bridge, Clapham Junction, London Victoria, Shoreditch High Street and many other locations across the whole of London.

It is also very well located for access to various local amenities including a variety of parks, restaurants, coffee shops and gastro pubs.

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

EPC: D | Council Tax Band: B | Lease: 119 years remaining | SC: £125pm | GR: £10 | BI: £350 pa.

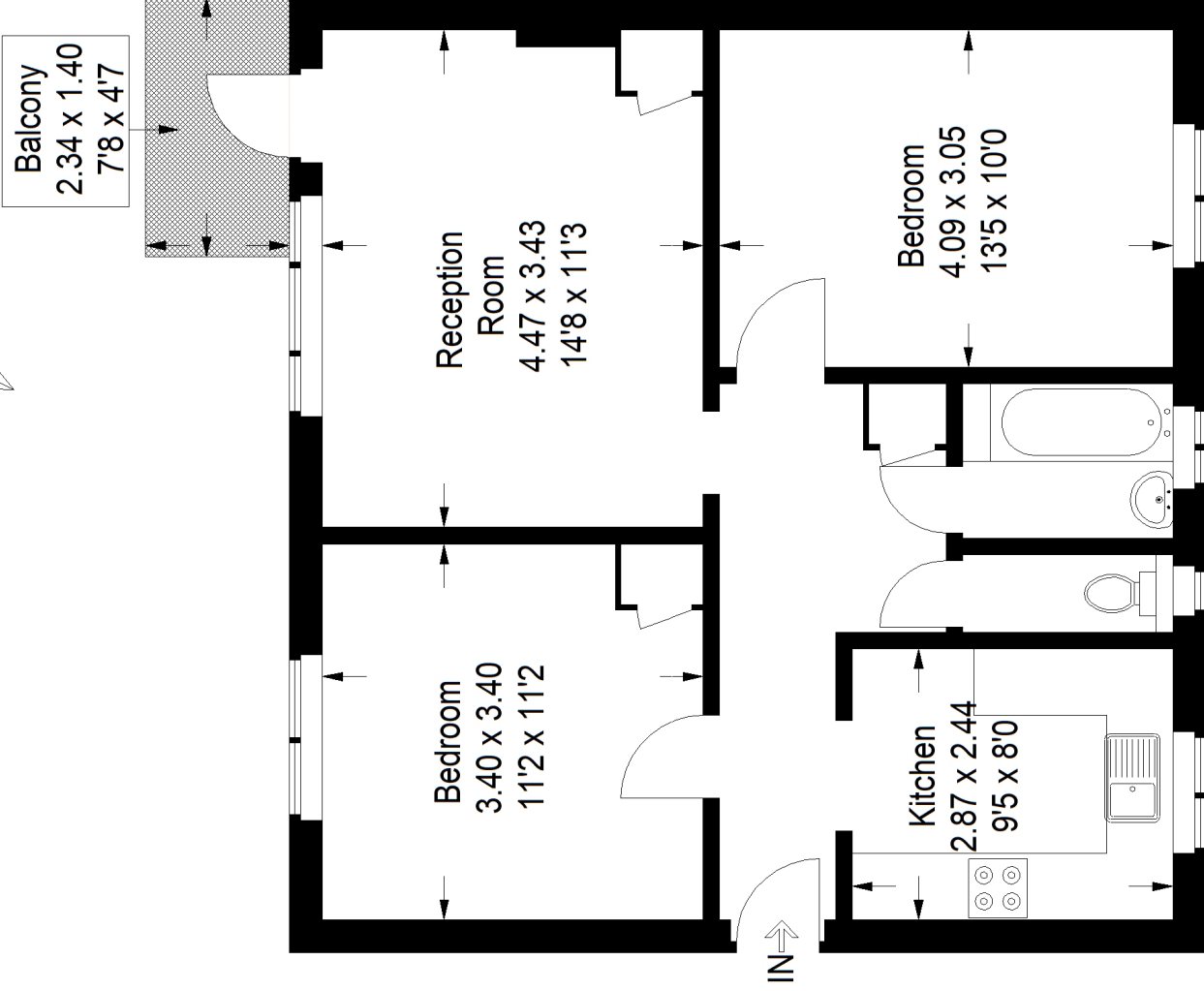


Floorplan

Heaton House, SE15

Approximate Gross Internal Area

62.3 sq m / 671 sq ft



Third 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	64 D	64 D
39-54	E		
21-38	F		
1-20	G		

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