



Newent Close, SE15 | Guide Price £400,000

02087029666

peckham@pedderproperty.com

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In General

- Two bedrooms
- South facing garden
- Allocated parking
- Close to Burgess Park
- Excellent transport links

In Detail

**** Guide price £400,000 - £425,000 **** Welcome to this charming ground-floor flat nestled in the peaceful road of Newent Close. This well-maintained and impeccably presented property offers a perfect blend of comfort and convenience.

Featuring two spacious and bright bedrooms, this flat ensures ample space for relaxation and rest. The modernised bathroom has been recently updated to provide a sleek and contemporary experience. The semi open-plan living area is thoughtfully designed, creating a seamless flow between spaces, perfect for modern living.

One of the standout features is the direct access to a spacious and recently landscaped south-facing garden. An additional benefit includes the convenience of an allocated parking space right outside your door, and storage is plentiful throughout the flat.

Situated on a quiet road, this flat ensures a peaceful and serene living environment. Its prime location places you just a stones throw away from the popular and green space of Burgess Park, offering an ideal spot for outdoor leisure. Ideally situated between Camberwell and Peckham, Newent Close is moments from a wide range of local amenities and activities, as well as fantastic shops and restaurants. With Peckham Rye station within easy reach, you have fast and convenient access to Central London, including London Bridge and Victoria Station, as well as excellent local bus routes.

This property provides an excellent opportunity to enjoy a vibrant yet tranquil lifestyle, with all the modern conveniences and beautiful surroundings. Dont miss out on making this wonderful flat your new home.

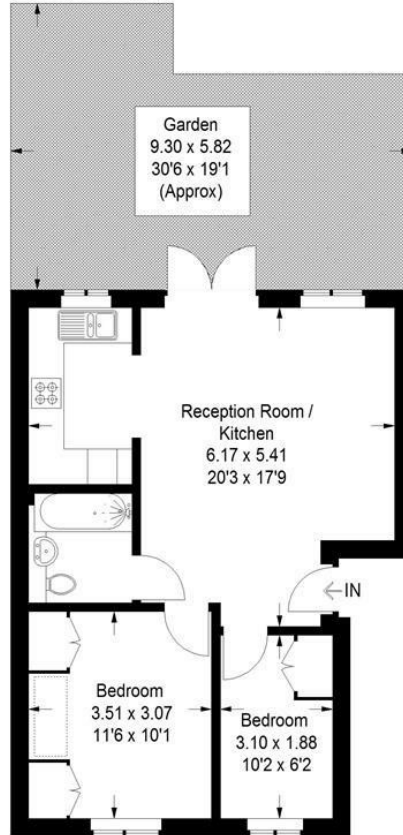
EPC: C | Council Tax Band: B | Lease: 102 years remaining | SC: £1,833 pa | GR: £325 pa | BI: £874 pa



Floorplan

Newent Close, SE15

Approximate Gross Internal Area
48.9 sq m / 526 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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