



Peckham Rye, SE22 | £450,000

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In General

- Studio/One bedroom
- Over 680 Sq Ft
- Charming and characterful loft apartment
- Gentle modernisation needed
- Communal gardens
- Views over the park/common
- Share of freehold
- No onward chain

In Detail

Charming, spacious and unique split level loft apartment at the top of this striking Victorian building overlooking the glorious Peckham Rye Common with no onward chain.

Boasting over 680 Sq Ft of internal space; to the upper floor of this period conversion there is a unique 19x19 ft U shaped reception room that flows through a dining area and into a study/dressing area and the attached sleeping space. The whole top floor is flooded with natural light enjoying views from the rear over the communal gardens and out over the park and common from the front. Downstairs, there is a separate kitchen and modern family bathroom. Some gentle modernisation at the property is required and an opportunity to add your own creative stamp on a special apartment.

Enviably located for the independent shops, bars, restaurants and coffee shops of Lordship Lane, North Cross Road and Bellenden Road as well as the plentiful parks and green spaces. There are strong transport links into The City and West End from Peckham Rye station (0.8 miles) and East Dulwich station (0.8 miles) as well as the bus/cycle routes through the neighbouring Nunhead, Denmark Hill and Dulwich Village.

EPC: E | Council Tax Band: B | Lease: 957 years remaining | SC: £150pm | GR: £0 | BI: Incl. in SC

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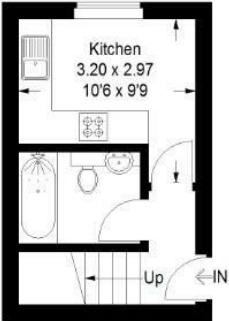
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Floorplan

Peckham Rye, SE22

Approximate Gross Internal Area
(Excluding Eaves)
63.9 sq m / 688 sq ft



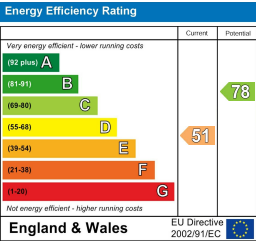
Second Floor



Third Floor

□ = Reduced headroom below 1.5 m / 5'0

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Windows and door openings are approximate. Please check
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