



Sidmouth House, SE15  
OIEO £225,000

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# In general

- Two double bedrooms
- Chain free
- Fantastic renovation potential
- Ideally located for multiple stations
- Near to Burgess Park
- Canary Wharf views
- Private balcony

# In detail

A large, split-level two bedroom ground floor flat situated within in the heart of Peckham, ripe for renovation, available to the market chain free.

The property is spread over 710 square foot, offering superb value for pound per sq. ft. and consisting of two large double bedrooms, spacious lounge, separate kitchen and bathroom.

Further benefits to this property include an array of balconies, an abundance of storage and stunning views towards the City and Canary Wharf. Located just a short walk from transport links, with bus links on the Old Kent Road and train links from South Bermondsey Station, Queens Road Station (0.7 miles), and Peckham Rye Station (0.8 miles). There are also a wide selection cafe's, restaurants and eateries within short distance .

Viewings are highly recommended, contact the Pedder Peckham Sales Team to arrange a viewing today.

EPC: D | Council Tax Band: B | Lease: 107 Years remaining | SC: £1,380,53pa | GR: £10 pa



# Floorplan

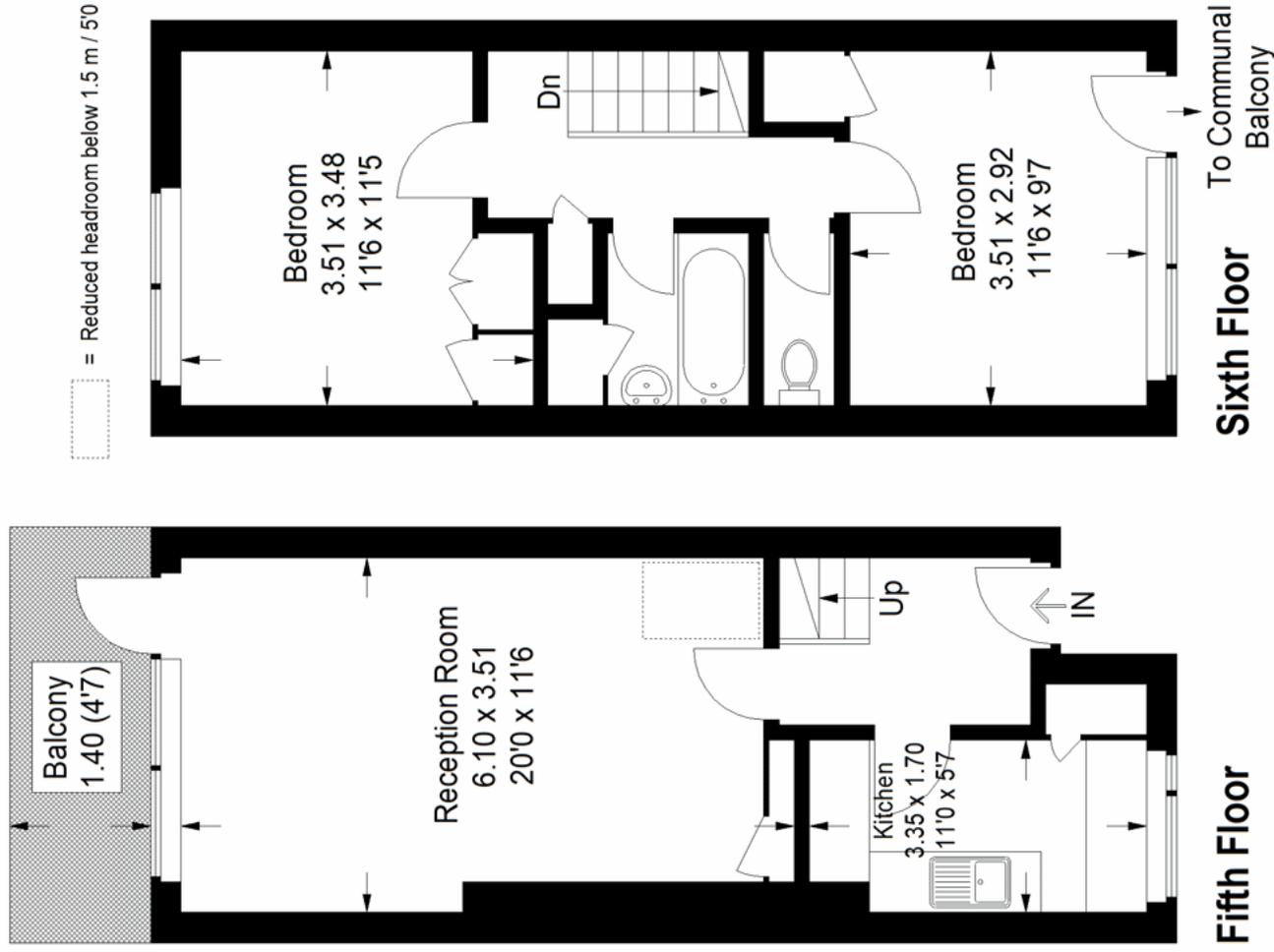
## Sidmouth House, SE15

Approximate Gross Internal Area

Fifth Floor = 32.5 sq m / 350 sq ft

Sixth Floor = 33.8 sq m / 364 sq ft

Total = 66.3 sq m / 714 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	69 C
39-54	E		
21-38	F		
1-20	G		

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