



Philip Walk, SE15  
£375,000

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# In general

- Large section of private garden
- Chain free
- Private entrance
- Ideal for Peckham Rye Station
- Large double bedroom
- Close to the Rye
- Period Building

# In detail

A characterful one double bedroom maisonette for sale on Philip Walk within the immediate vicinity of Peckham.

This very well-presented, first floor property comprises a spacious reception room, a spacious bathroom suite, a separate kitchen-diner, one large double bedroom and private garden with shared access.

Further benefits include plenty of storage, an abundance of light, high ceilings in living room and bedroom, an excellent location. The loft could also be used to convert into subject to the relevant planning and lease permissions.

Located within close proximity to Peckham Rye station, (featuring both Southern & London Overground trains) and Nunhead train station offering excellent transport into London Bridge, Clapham Junction, London Victoria, London Blackfriars and many other locations. Bus connections can also be found at the end of the road.

The property is also just a close proximity to various local amenities including a variety of restaurants. coffee shops, supermarkets, cafes and gastro pubs.

A private section of garden can be found at the back of the property.

The property is offered to the market with no onward chain.

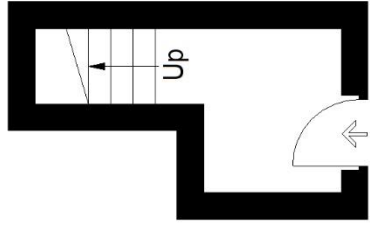
EPC: E | Council Tax Band: B | Lease: 99 years remaining | SC: £435.03 pa | GR: £10.00 pa | BI: £344.64



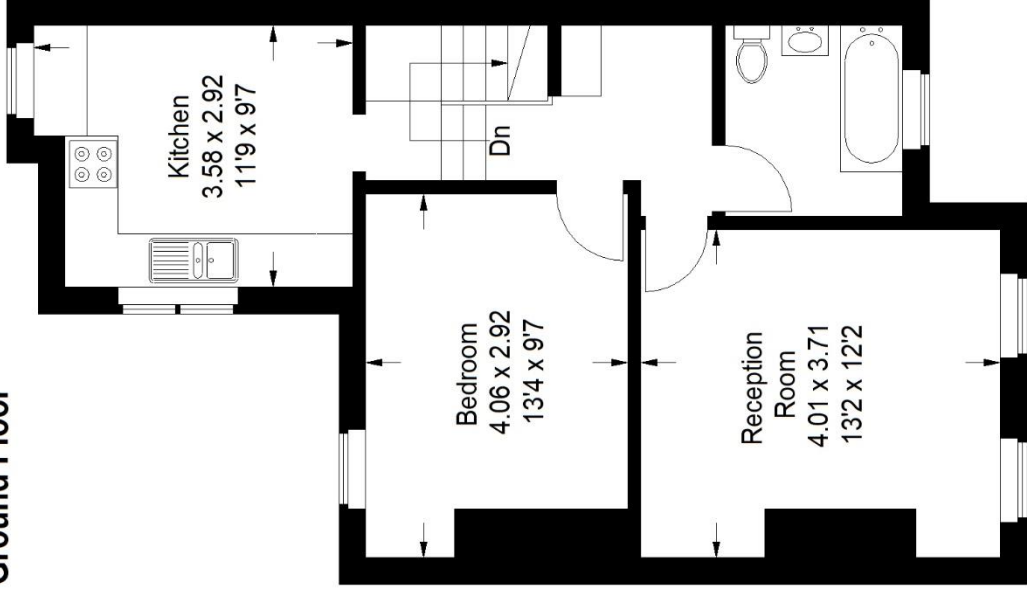
# Floorplan

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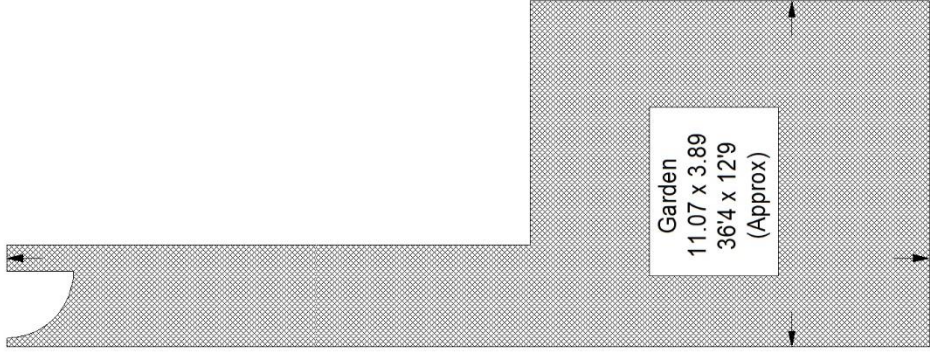
Approximate Gross Internal Area  
Ground Floor = 4.7 sq m / 51 sq ft  
First Floor = 50.8 sq m / 547 sq ft  
Total = 55.5 sq m / 598 sq ft



Ground Floor



First Floor



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	53 E	
21-38	F		
1-20	G		

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