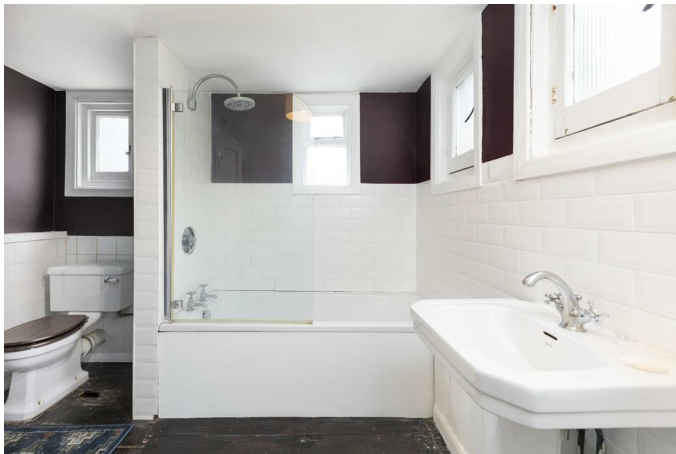


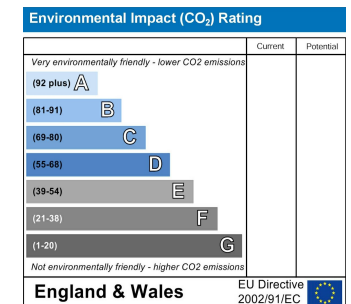
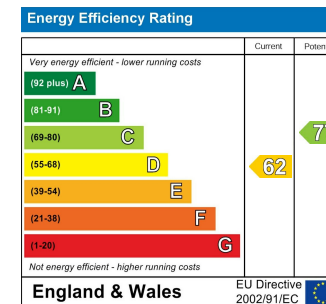


HUNTERS®
HERE TO GET *you* THERE

Peckham Road, London, SE5 | Guide Price £700,000 to £750,000
Call us today on 020 7708 2002



- Three Bedrooms
- Set Over 1200 sq ft and Two Floors
- Grade II Listed Georgian Building
 - Roof Terrace
- Lease Length: 91 Years Remaining
- Ground Rent: £10 PA (Not subject to increase)
- Service Charge: £1,020 PA



Guide Price £700,000 to £750,000

A three-bedroom flat set over 1200 sq ft and two floors in a Grade II listed Georgian building with a roof terrace and plenty of period charm!

Internally you are presented with a generously sized living area that spans the width of the property, with two large sash windows allowing for plenty of natural light and high ceilings. The room is finished with contemporary painted blue walls, dark wood flooring and a feature fireplace. There is shelving built into the alcoves for added convenience and storage. There is a large eat in kitchen, a great space for a family meal or entertaining guests, with white gloss wall and base units, butcher block work tops and an integrated double oven and hob. You'll find another feature fireplace, contemporary painted walls and wooden flooring. Down the hallway you'll find plenty of built in storage leading to the family bathroom with a three-piece suite complete with an overhead shower, a WC and sink. There is white tiled metro tiling, and dark wood flooring.

Upstairs you'll find three bedrooms, all with wood flooring and neutral décor. The two larger bedrooms have a feature fireplace, and the main bedroom leads out onto a balcony space where you can access the roof terrace. The terrace has space for a table and chairs, the perfect spot for dining al fresco or enjoying a few drinks with friends in the summer months.

The property is of a very generous size, set over 1200 sq ft, and has retained plenty of its period charm.

Denmark Hill station is 0.7 mile walk away, providing a faster service to Victoria. Peckham Rye station is a 0.8 mile walk away for fast trains to Victoria and London bridge and the Thameslink line, as well as Overground services between Clapham Junction and Highbury and Islington (via Shoreditch). On Peckham Road you can catch many buses into Oxford Circus, South Kensington, Paddington, Elephant & Castle and Waterloo. The property is 0.2 miles away from Lucas Gardens, a lovely public park. Head to Bellenden Road for the superb Village Grocer where you can buy great quality groceries, Flock and Herd is your local butcher, and the General Store sells a variety of speciality cheese and organic wines. Camberwell has an ever-growing number of great restaurants. Wander along Peckham Road to the South London Gallery for a wide variety of exhibitions, and a café serving a great weekend brunch.

The property below is currently being sold at auction by Savills on 22nd July.

Tenure: Leasehold

Council Tax band: C

Local Authority: London Borough of Southwark

Lease length: 91 years remaining (Started in 1991 with a lease of 125 years.)

Ground rent: £10 a year (Not subject to increase)

Service charge: £1,020 a year

Construction: Standard construction

Property type: Other build form, Maisonette

Number of floors: 4

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: On Street

Controlled parking zone: Yes

Electricity: Mains electricity (Mains electricity supply is connected.)

Solar panels: No

Water and drainage: Connected to mains water supply.

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Mains gas-powered central heating is installed.

Building safety issues: No

Rights and easements:

Here is a summary but a property lawyer can advise further:- The property benefits from any legal rights and easements granted by the lease, and is also subject to any rights reserved by the landlord. These may include rights of way, access to utilities, or other rights necessary for the use of the flat, as set out in the lease and under the Housing Act 1985.

Public right of way through and/or across your house, buildings or land: No

Flooding: A flood risk has been identified. Low risk.

History of flooding: No history of flooding has been reported.

Coastal erosion risk: No coastal erosion risk has been identified.

Planning and development: Yes (Planning application for Sceaux Garden Estate <https://sceauxgardens.commonplace.is/>)

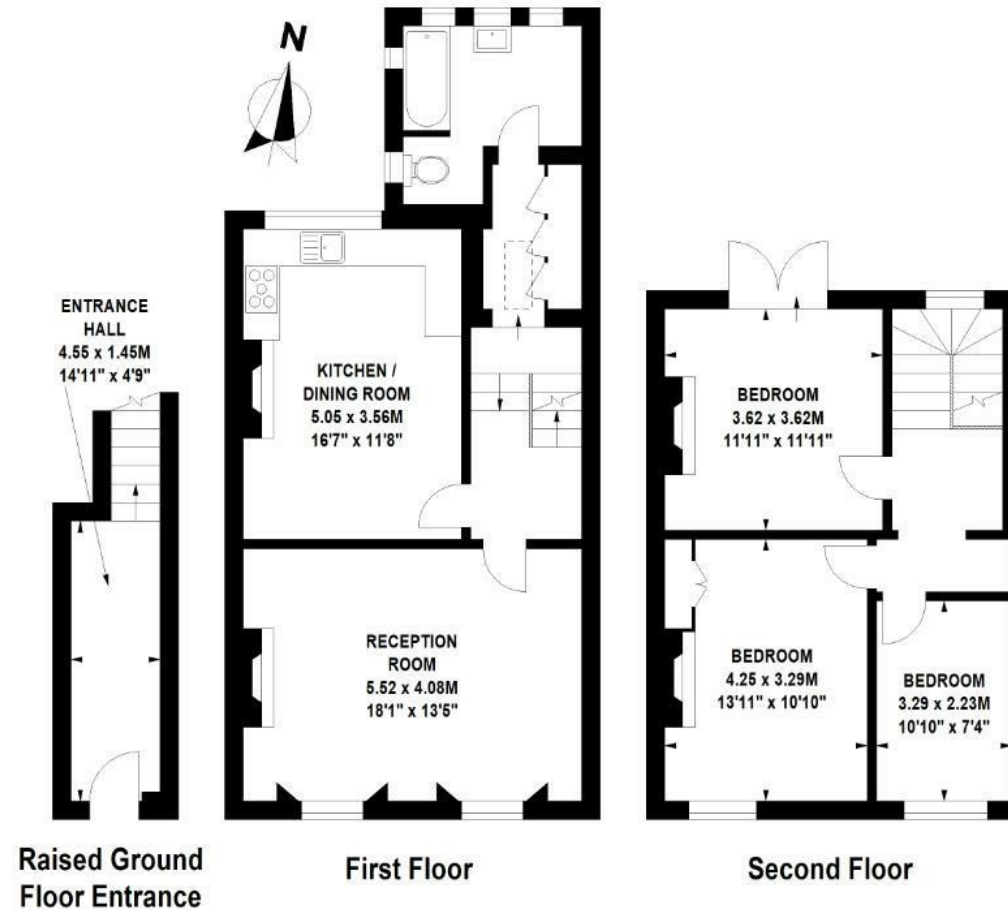
Listing and conservation: Grade II listed building. In a conservation area (In Sceaux Gardens Conservation Area)

Accessibility: None

Mining: No coal mining risk identified

Peckham Road, SE5

Approximate Gross Internal Area 113 sq m / 1216 sq ft



Floor Plan produced for Hunters by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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