

- A Three or Four Bedroom Maisonette
- Measuring Over 117 Sq M
- Modern Kitchen and Bathroom
- Well Presented Throughout
- Low Maintenance Garden
- Share of Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	77	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

A very large and well-presented split level three – four bedroom period conversion with a lovely garden -measuring over 117 sq m, on a popular residential road with a share of freehold!

On the ground floor you will find a generously sized open plan reception room or kitchen diner, which lends itself to entertaining guests or cooking a family meal. The reception area has plenty of space for relaxing and for dining and bifolding doors leading out into the garden to create that indoor/outdoor living feel. The garden has low maintenance patio with some established trees for privacy, and a brick-built BBQ/fire pit, perfect for entertaining guests in the summer months. The modern and chic kitchen area has white handleless wall and base units, butchers block work tops, a large white metro tiled splash back and a built-in oven and hob. Also, on the ground floor you find two additional rooms, if you are using it as a three bed the room to the front makes a fantastic living room with a bay window allowing for plenty of natural light, a feature fireplace, stylish décor and measuring over 21 sq m. If you are using it as a four bed, both rooms would easily accommodate a king size bed and additional furniture. The rear bedroom also has a feature fireplace, stylish decor and has direct access to the garden. The ground floor is finished with stripped wood flooring throughout.

On the lower ground floor are two further bedrooms, both of a good size with space for a double bed and for additional furniture and benefit from built in storage. The front bedroom offers a bay window to allow for natural light, and the rear bedroom has French doors into a light well and additional WC for added convenience. The sleek and modern bathroom is well presented with a freestanding oval bathtub, a WC and a sink built into a vanity unit. The bathroom has been finished with a patterned floor tile, a complementary white large metro tile and spot lighting.

Peckham Rye station is a 0.6 mile walk through Warwick Gardens for fast trains to Victoria and London Bridge and the Thameslink, as well as overground services between Clapham Junction and Highbury and Islington (via Shoreditch). Denmark Hill station is 0.6 miles in the opposite direction, providing a faster service to Victoria. Lucas Gardens is down the road, a wonderful example of an urban Victorian park. Or wander along Peckham Road to the South London Gallery for a wide variety of exhibitions, and a café serving a great weekend brunch. For schools you are blessed with the Lyndhurst Grove Primary or The Villa Pre-Prep.

Tenure: Share of Freehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 83 years remaining (Started in 2012 with a lease of 96 years.)

Ground rent: Not payable

Building Insurance: £400 per annum

Construction: Standard construction

Property type: Maisonette

Number of floors in building: 3

Entrance on floor: Ground

Has lift: No

Over commercial premises: No

Parking: On street, permit required

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating

Building safety issues: No

Lease restrictions: The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

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

Flood risk: Low

History of flooding: No

Planning and development: Next door ongoing basement works that are due to complete soon

Listing and conservation: None

Accessibility: None

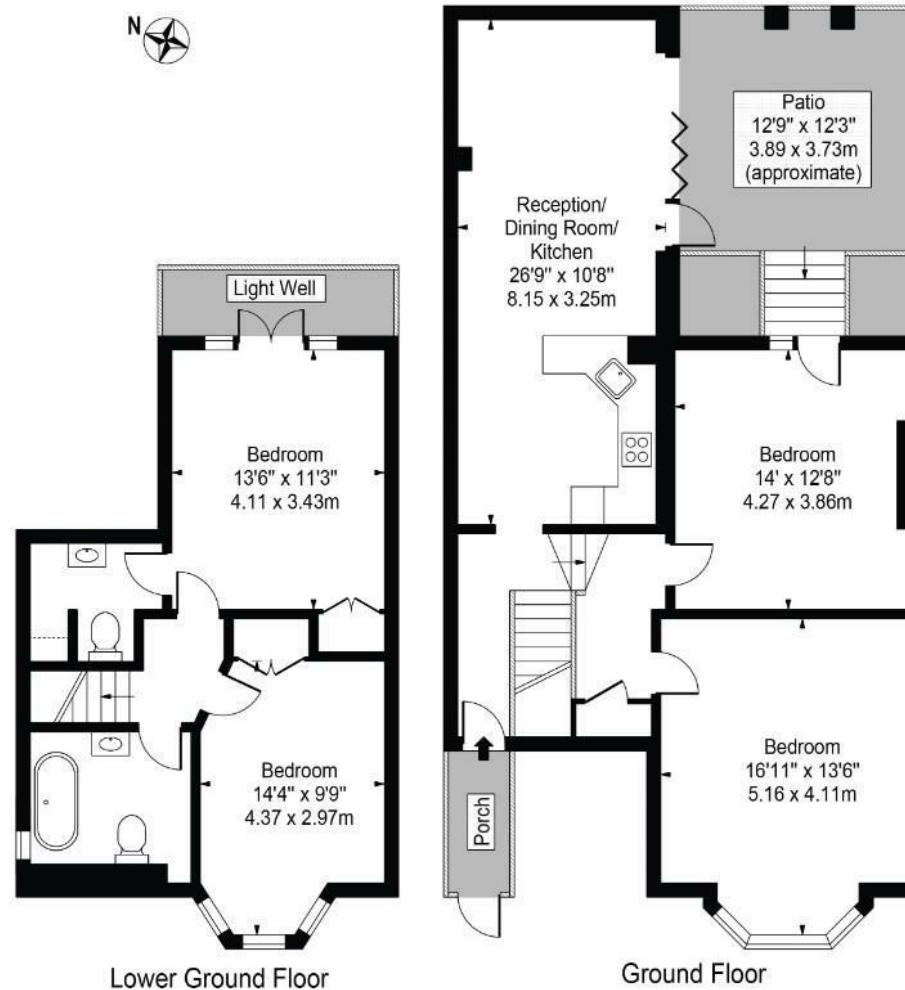
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

# Crofton Road, SE5 8LY

Approx. Gross Internal Area 1267 Sq Ft - 117.71 Sq M

N



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

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