





- Two Bedrooms
- Two Bathrooms
- Communal Garden
 - Bike Sheds
- Resident Permit Parking
 - Council Tax Band B
- 105 Years Left On Lease
- Ground Rent £250 PA
- £2000 Service Charge
 - EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Tower Mill Road, SE5

Approximate gross internal area

57.41 sq m / 618 sq ft

Key :
CH - Ceiling Height



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.© Outline.

A smart two bed, two bath-bathroom apartment with access to a communal garden - located near Burgess Park and 0.5km to Tesco and Pure Gym on Southampton Way. Chain free

Upon entering the property, you will find the generously proportioned open plan reception and kitchen area. The reception has ample space for furnishings, a blend of grey and white walls and large windows that flood the space with abundant natural light. Moving through to the kitchen you will find it is well presented with wood flooring, a good range of wall and base units and an integrated oven and hob. There is a designated area for a dining table and chairs, creating a perfect setting for both relaxed lounging and entertaining. Moving back into the hallway you will find the first bedroom which has ample space for bedroom furniture and is finished with grey carpet, white walls and double-glazed windows. The generously proportioned master bedroom, also furnished with soft grey carpeting, provides enough room for a double bed. A highlight of this space is the bay window that allows an abundance of natural light to stream in. Additionally, there is an ensuite bathroom fitted with a sink, toilet, and a convenient walk-in shower, making it ideal for those busy mornings. Heading back out into the hallway you will find the three-piece family bathroom with a shower over the bath and white tiling which complements the green walls.

Tower Mill Road is a great location for cyclists and is not too far away from frequent buses that take you to Elephant & Castle, St George's Way / Burgess Park bus stop is a 0.3 mile walk away. Once at Elephant and Castle, you can hop onto the Northern line, Bakerloo line, Overland Rail services and alternative bus routes that connect you to the whole of London. Peckham is fast becoming one of London's entertainment hot spots, offering a great atmosphere in the summer. Burgess Park is your closest park and has a gorgeous lake, tennis courts and barbecue facilities for all to enjoy.

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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