

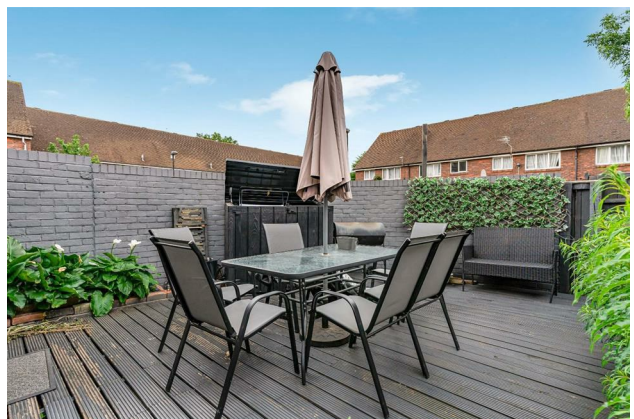
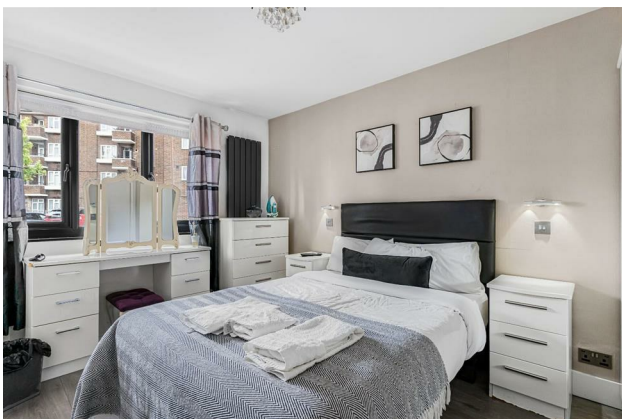
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HERE TO GET *you* THERE

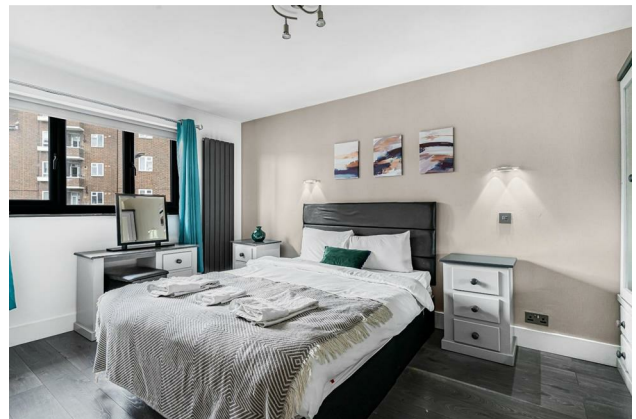
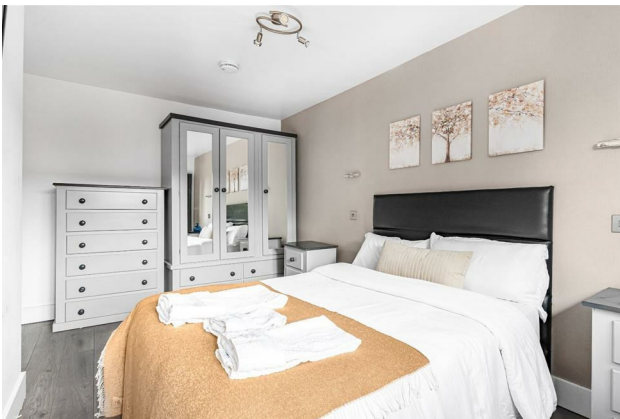
Radnor Road London SE15

Guide Price £700,000 to £800,000

Property Images



Property Images



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Property Images



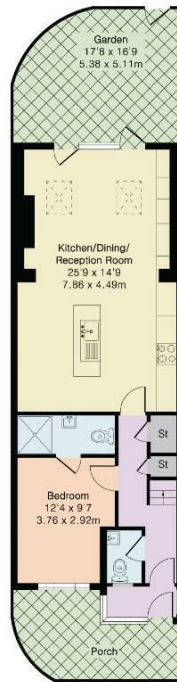
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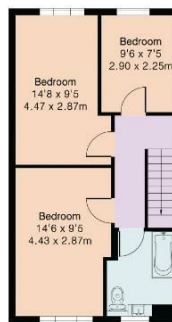
Approximate Gross Internal Area 1149 sq ft - 107 sq m

Ground Floor Area 688 sq ft – 64 sq m

First Floor Area 461 sq ft – 43 sq m



Ground Floor

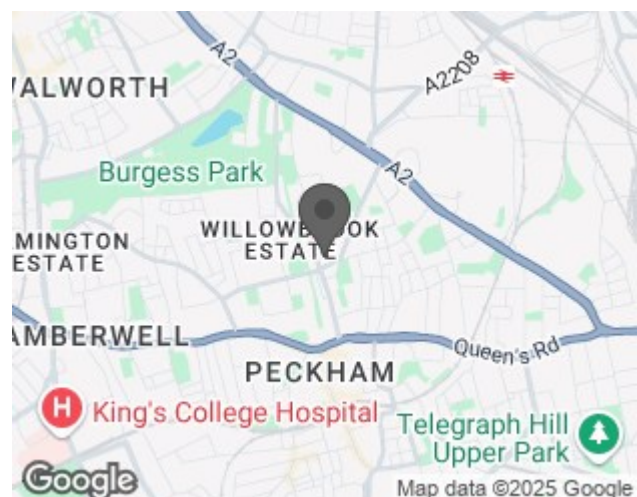


First Floor

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			85
(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		74	
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House - End Terrace Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

Guide price £700,000 to £750,000. Positioned at the end of the terrace, this house offers a rear extension, 3 W/C's and 2 washrooms, flexible layout as it could be used as either a 3 or 4 bedroom house, circa 1150 sq ft of space, rear garden, FREEHOLD, CHAIN FREE

Features

- Chain free • FREEHOLD • 3/4 bedroom layout • 3 W/C's • 2 Washrooms • End of terrace • Rear extension with triple doors onto the garden • Great location for highly acclaimed schools • Great location for transport and recreation • Guide price £700,000 to £750,000

EPC C

COUNCIL TAX BAND D

FREEHOLD

ASKING PRICE £700,000 TO £750,000

THE LOCATION

- The canal path is located behind Peckham Hill street (the adjacent street). There is access along the canal path to the wonderfully restored Burgess Park at one end and Peckham Rye Lane at the other. The revamped Burgess Park is a stroll along the old Surrey Canal Path and its conservation area status protects the character and heritage of this beautiful pocket of London. Passing under two canal bridges, this is a popular route for walkers and cyclists year round.
- Mountview building at bottom of Peckham Hill Street offers adult dance, yoga, pilates to name but a few classes.
- The library and Peckham Pulse swimming pool and gym are also located at the bottom of Peckham Hill street.
- The planned extension of the Bakerloo Line makes this location a popular long-term investment opportunity. The Tube network arriving in South East London will likely have substantial impact on the local area and property prices. Buyers should explore this information available online regarding the potential extension.
- One of the main reasons people buy property in SE15 is due to the vibrancy of the social life and recreation. There is a vast selection of eateries and drinking establishments catering for all tastes.

LOCAL TRAVEL, TRANSPORT and A COUPLE HOT SPOTS

From both Peckham Rye and Queens Road Peckham train stations (approximately half a mile away from the property) trains will take you to central London stations in just a few minutes. Elephant and Castle is approximately ten minutes on the bus from Peckham Hill street where you can access the tube (Northern Line) or enjoy the vibrancy and social life surrounding Elephant and Castle.

From the local stations (Peckham Rye and Queens Road) you can travel to some of the following central London stations:

London Bridge in 10 minutes
Victoria in 13 minutes

St Pancras in 24 minutes

For those that like dining out and shopping, there are trendy bars, restaurants and boutique shops to enjoy. In addition, the increasingly popular Bellenden Road is around half a mile away where you'll find even more selection.

If that wasn't enough, with Old Kent Road just a bit further to the North and Peckham Road to the south, residents will find an array of well-known named shops, grocery stores and conveniences as well as other local facilities such as the library, farmers market and leisure centres.

LOCAL SCHOOLS

For those buyers seeking out good schools, there is a wide choice of OFSTED rated "Outstanding" primary and secondary schools locally. Some of these schools include:

St Saviour's and St Olave's Church of England School
Boutcher Church of England Primary School
Harris Academy Bermondsey
Surrey Square Primary School
Phoenix Primary School
Angel Oak Academy
Galleywall Primary School
Ilderton Primary School

In our experience its quite unusual to find a property in proximity to so many OFSTED rated Outstanding primary schools and secondary schools.

In addition there are at least an equal number of OFSTED rated "Good" schools locally too.

Please contact Hunters to obtain more information

Verified Material Information

Council tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Great, EE - Great

Parking: Allocated and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.