

# HUNTERS®

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**Barforth Lodge, Barforth Road, SE15 3PS**

**Guide Price £575,000 to £600,000**

**Property Images**





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## Property Images



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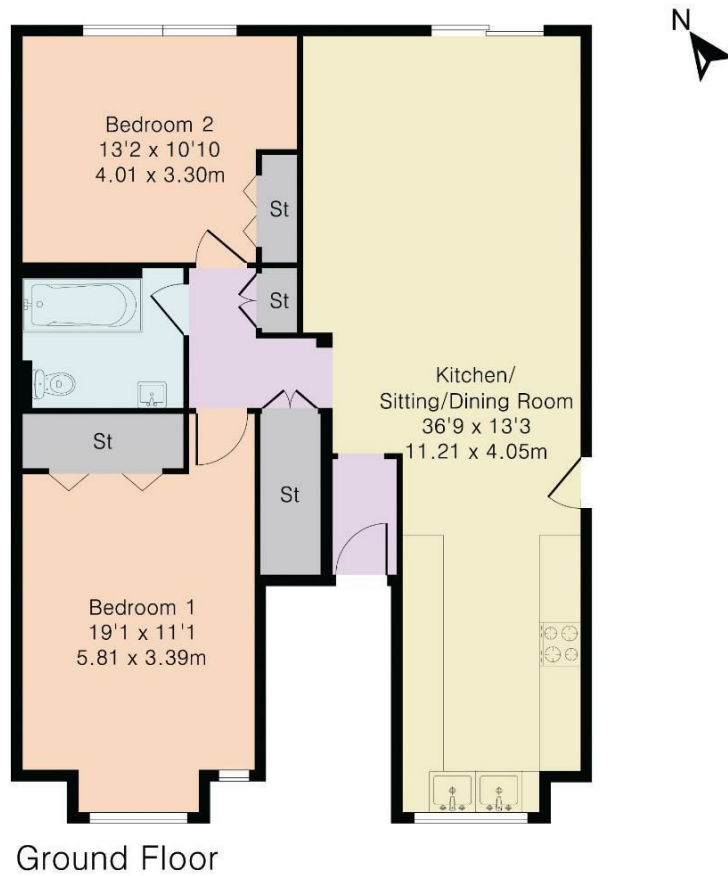
HERE TO GET *you* THERE

## Property Images





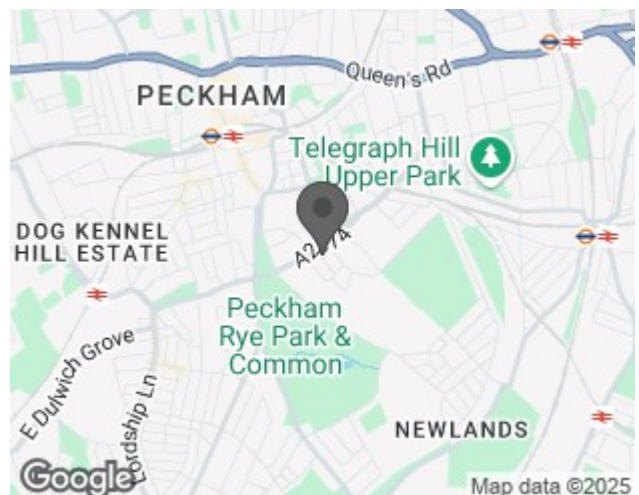
Approximate Gross Internal Area 896 sq ft - 83 sq m



## EPC

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		71	74
		EU Directive 2002/91/EC	

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Guide Price £575,000 to £600,000

Set on this residential road in the heart of Peckham Rye is this ground-floor two bedroom apartment. Spanning approximately 896 sqft is this apartment benefitting from two double bedrooms with underfloor heating, an open plan living room/kitchen, a family bathroom, entrance corridor, a private garden and off-street parking.

The property is a short walk from both Peckham Rye Station and Nunhead Station, and is conveniently situated for shops, restaurants, amenities and transport. It is a 5-minute walk to Peckham Rye Common, and a 15-minute walk to Lordship Lane in East Dulwich. The property is located in a family-friendly area and is in proximity of parks, green spaces and playgrounds around.

## Features

• Guide Price £575,000 to £600,000 • Approximately 895sqft • Private Garden • Two Double Bedrooms • Spacious Open-Plan Living Room/Kitchen • Family Bathroom • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport • In Proximity of Schools • In Proximity of Parks and Green and Spaces

EPC C

COUNCIL TAX BAND B - Southwark

Leasehold

Guide Price £575,000 to £600,000

Set on this residential road in the heart of residential road in the heart of Peckham Rye is this ground-floor two bedroom apartment. Spanning approximately 896 sqft is this apartment benefitting from two double bedrooms, an open plan living room/kitchen, a family bathroom, entrance corridor and a private garden.

The property is a short walk from Peckham Rye Station and is conveniently situated for shops, restaurants, amenities and transport.

Peckham Rye Station is just a 7 minute walk and offers direct access into Central London.

Travel time to London Bridge is just 10 minutes.

There are also numerous bus services on your doorstep giving access to London and surrounding areas.

Rye Lane benefits from a huge amount of Shops, Bars, Restaurants and Local Amenities which offer modern and vibrant living for residents.

A short walk away is Lordship Lane, which has numerous independent cafes, bakeries and shops, as

well as a cinema.

Local Parks and Green Spaces include Peckham Rye Park and Common, Goose Green, Nunhead Cemetery and Nunhead Green, which, while smaller, is practically on the doorstep.

Dulwich Park and the Horniman Gardens are also within easy reach.

The nearby schools include Rye Oak Primary School, Harris Boys Academy, Harris Girls Academy and John Donne Primary School

Verified Material Information

Council tax band: C

Tenure: Leasehold

Lease length: 117 years remaining (125 years from 2017)

Ground rent: £350 pa

Service charge: £1,982 pa inc buildings insurance

Lease restrictions: Standard leasehold restrictions

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Property lies within Nunhead Green Conservation Area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C