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Neville Close Peckham SE15

Guide Price £575,000 to £650,000

Property Images



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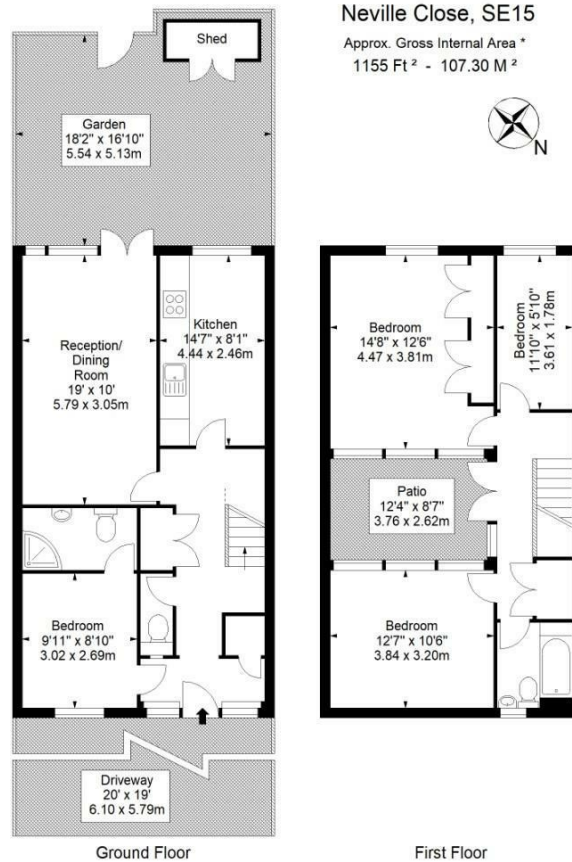
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For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design Photography
www.interdesignphotography.com

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 © 2022

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	EU Directive 2002/91/EC	

Map



Details

Type: House Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

Guide price £575,000 to £625,000

FREEHOLD - CHAIN FREE – REGISTERED HMO - CAR PARKING FOR TWO - CIRCA 1155 SQ FT -

EPC rating C -

Council tax band D (£1,594 p/yr) -

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service -

FREE mortgage consultation via Hunters - just call us to book in -

PLEASE VIEW OUR VIRTUAL REALITY TOUR AND FULL HD VIDEO WALK THROUGH – LIKE AND SUBSCRIBE TO OUR CHANNEL FOR PROPERTY MARKET UPDATES

Features

• Chain free • Freehold • Graden and upper terrace • Currently licensed as a HMO great for the safety conscious buyer • Great location for facilities and recreation in SE15 • Parking for TWO cars • Garden gate can be used as an entrance • EPC rated C • Circa 1155 sq ft of living space • Guide price £575,000 to £625,000

THE PROPERTY AND THE LOCATION

The property has lots of great features, and we encourage all buyers to view the HD VIDEO WALK THROUGH and 360 DEGREE VIRTUAL TOUR to get a better sense of what the property offers, however many appealing factors cannot be seen in the visuals provided. For this reason we will list several of them below:

- The property comes with both TWO OUTSIDE SPACE. There is one on each floor. A garden on the ground floor and a terrace on the first floor which is extremely rare for a house
- The property is currently licensed to be a HMO and buyers can either continue to use the property as an investment or they can use it as a family home
- Rental income as a HMO is circa £3,000 pcm
- The property is currently certified to meet electrical standards, gas standards amongst other safety standards due to the strict criteria that must be met for licensing of HMO's
- The canal path is located behind Peckham Hill 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 the street which offers adult dance, yoga, pilates to name but a few.
- The library and Peckham Pulse swimming pool and gym are also located at the bottom of the street.
- The planned extension of the Bakerloo Line in the future 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 mins 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