

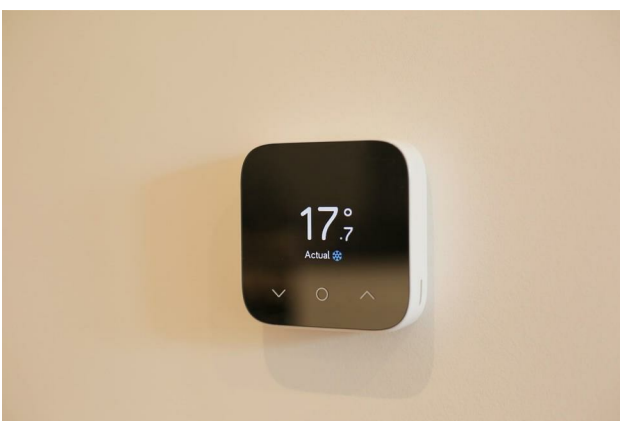
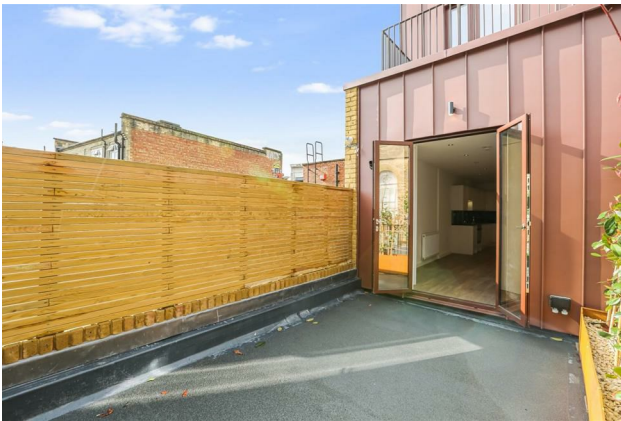
# HUNTERS®

HERE TO GET *you* THERE

Rye Lane, London, SE15

£2,000 Per Month

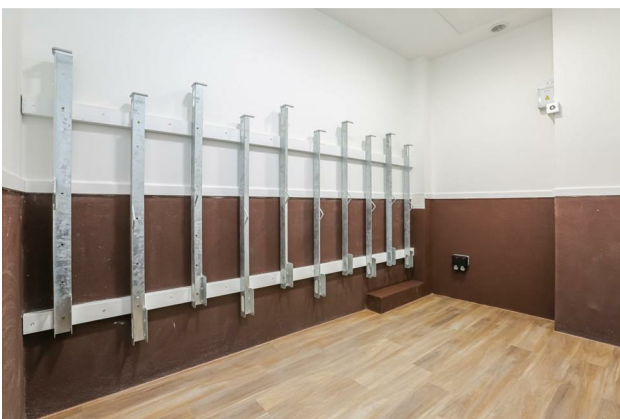
Property Images



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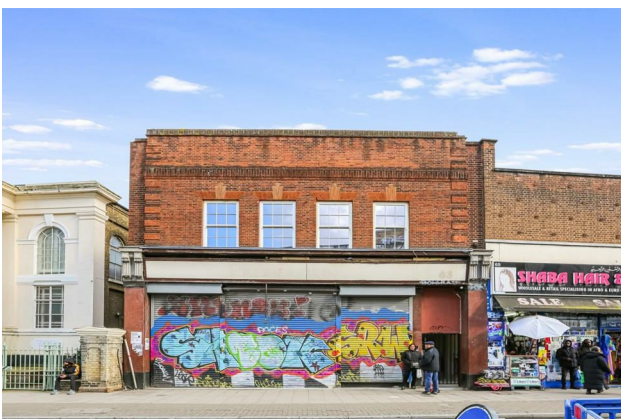
## Property Images



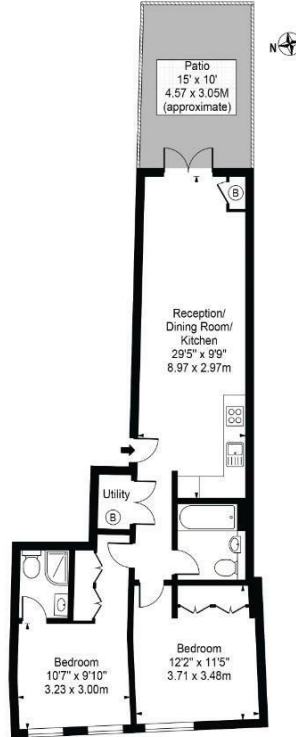
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## Property Images



Rye Lane, SE15 5EX  
 Approx. Gross Internal Area 698 Sq Ft - 64.85 Sq M



Fourth Floor

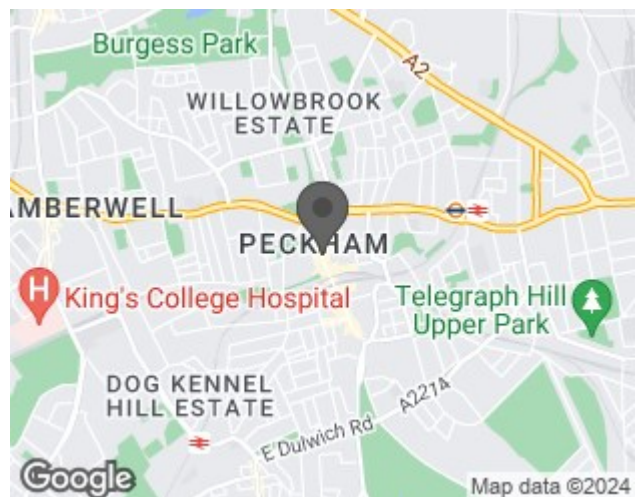
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

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.

## EPC

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

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 2 Receptions: 1 Tenure:

## Summary

PRIVATE TERRACE and 2 BED 2 BATH, approximately 0.2 miles to Peckham Rye station, OPEN PLAN LIVING, kitchen with integrated appliances and DISHWASHER, new build block of flats in prime Rye Lane location, UNFURNISHED, ideal for professional tenants

## Features

• NEW BUILD • PRIVATE TERRACE • HIGHLY ACCLAIMED RYE LANE LOCATION (made famous by the 2023 BAFTA Award winning film) • Integrated kitchen appliances including DISHWASHER • UNFURNISHED • 2 BED 2 BATH • Approx 0.2 mile to station • Control the heating from your phone • Colour video entry phone • Available now

Council tax band D (£1,792.98) - Southwark

Unfurnished

EPC rated B

This is a rare to market opportunity to live in a NEW BUILD block of flats in the heart of Peckham SE15 on the highly acclaimed Rye Lane (made famous by the BAFTA Award winning 2023 film of the same name).

- Live in the town centre with the hustle and bustle of local life on your doorstep but return to your home which feels tucked away from busy life
- Enjoy a professionally designed interior with built in appliances including integrated DISHWASHER
- PRIVATE TERRACE (perfect for alfresco dining)
- Secure cycle store within the building – please see picture provided on advert
- Colour video entry phone
- Control the heating from your phone via a Hive smart thermostat (or alternative brand)

There is a lot to appreciate about this property and we encourage tenants to view our HD VIDEO WALK THROUGH and VIRTUAL REALITY TOUR to get a clear sense of what's on offer.

Few London residents can claim to get onto the station platform within minutes of leaving their home yet have such quiet enjoyment when at indoors. Once inside the property you don't realise you are in a central hub with so many facilities and conveniences on your door step.

In recent years SE15 has become highly acclaimed for its evolving social atmosphere and vibrancy. Residents can enjoy a vast array of shops, cafes, bars and restaurants as well as local green spaces such as Peckham Rye and Burgess Park.

Here's what some of our local residents told us about the accessibility of the locality:

"We love the hustle and bustle of Rye Lane with Franks, Peckham Levels, The Bussey Building not to mention Copeland Park where there's a different fair or market every weekend as well as iconic local restaurants like Persepolis, Yada's, Franks, Peckham Bazaar, Larry's and Mr. Bao."

"You're approximately 5 minutes walk from Bellenden Village extremely popular for its boutique shops, grains stores, pubs, book shops etc. Just beyond is Goose Green and Lordship Lane which offer even more options for great dining, social and recreation."

In addition, you will find a multitude of well-known branded shops (Boots, Primark, Holland and Barratt, WH Smith, Currys to name a few) alongside the many independent shops.

Peckham Rye train station is approximately 0.2 miles from the property and offers some of the following travel times:

London Bridge in approximately 14 minutes

Victoria in approximately 15 minutes

St Pancras in approximately 25 minutes

You may also travel to Clapham Junction, Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington from this station.

In the opposite direction, Camberwell also has a trendy arts scene. Similarly, to Peckham there is always an exhibition to enjoy or some popular places to eat, drink and socialise. Kings College hospital is also located in Camberwell, a 20 minute walk away or a 5 minute train ride to Denmark Hill.

With so much to offer in the local area and so many features offered by the property, we expect high demand from tenants.

Contact Hunters to arrange your viewing.