

MUSCHAMP ROAD, PECKHAM, SE15

LEASEHOLD - SHARE OF FREEHOLD

GUIDE PRICE £650,000 TO £675,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length : 999 years remaining

Service Charge : £2200 per annum

Ground Rent : tbc

FEATURES

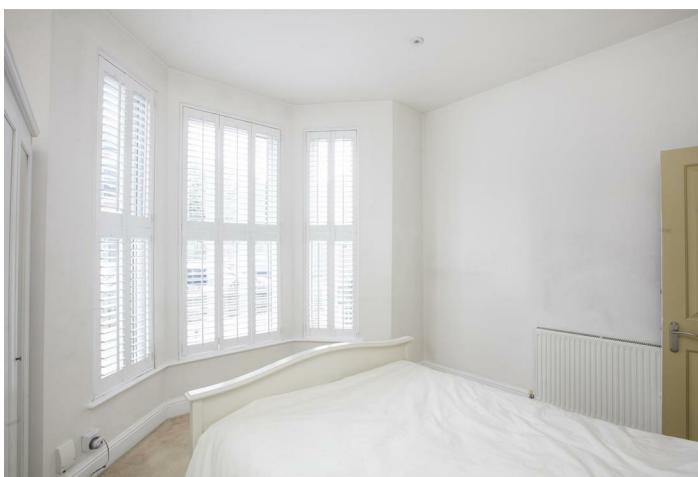
Wonderful Private Garden

Popular, Mature & Convenient Location

Versatile Accommodation

High Ceilings

Share of Freehold



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Wooster
&Stock

GUIDE PRICE £650,000 to £675,000.

Perfectly Placed Two/Three Bed Period Conversion With Private Garden - CHAIN FREE.

You'll be sitting pretty in this versatile two/three bedroom period number complete with generous private garden! It enjoys a mature and popular spot within an easy stroll of the endless social attractions of Peckham, Bellenden Village, Camberwell and East Dulwich. The accommodation sits on the ground floor of a handsome, end of terrace building and comprises a large kitchen/diner/living area, bathroom, two bedrooms and a further reception/double bedroom - depending on requirements. The location is unrivalled for its convenience. You're within the (tiny) catchment for a fantastic primary school - St John's & St Clement's C of E Primary School is highly considered and literally seconds away for the easiest morning commute! This is in addition to the wonderful amenities of Lordship Lane. Transport is a cinch with East Dulwich, Peckham Rye and Denmark Hill Stations each walkable.

A handsome end of terrace exterior greets you. There's a handy side entrance that leads straight to your private garden - great for cyclists and dog owners! A communal door leads to the well maintained shared hallway and on into your inner hall. A large, bright, front-facing reception boasts a wide bay of sash windows with louvered blinds. It's a well appointed and versatile room which can be used for living or slumber.

The bathroom comes next along the hall with a white suite. This is next to bedroom two which is a rear-facing double. The third bedroom sits next to this with a peaceful side aspect. Last but not least comes your lovely rear-facing kitchen/diner/living area which has delightful antique Sicilian tiles, modern kitchen cabinets and plenty of space for dining and lounging. A door to the side leads to your generous and private rear garden. It's the perfect spot for entertaining and sun baking!

Boho amenities of the Bellenden Road Conservation area are all at your fingertips - we love 'The Victoria Inn' and The Begging Bowl. Try the cafés, bars and restaurants or venture into East Dulwich, a 15 minute walk, for some of southeast London's best shops. Peckham Rye is 5 minutes' walk (Zone 2) and Denmark Hill (Zone 2) inside 15 minutes stroll for services to London Bridge, Victoria, Blackfriars and the fab London Overground Line. You can be at Canary Wharf (via Canada Water) in a mere 14 minutes - now that's an easy commute). A whole variety of buses run into town along Peckham Road, just five minutes away. The Belham Primary free school is a two minute stroll from you door for a super easy morning commute. It's part of the same trust as the highly considered Dulwich Hamlets Schools. The popular Villa pre-prep and nursery is down the road and the Dulwich Foundation schools are a 5 minute drive.

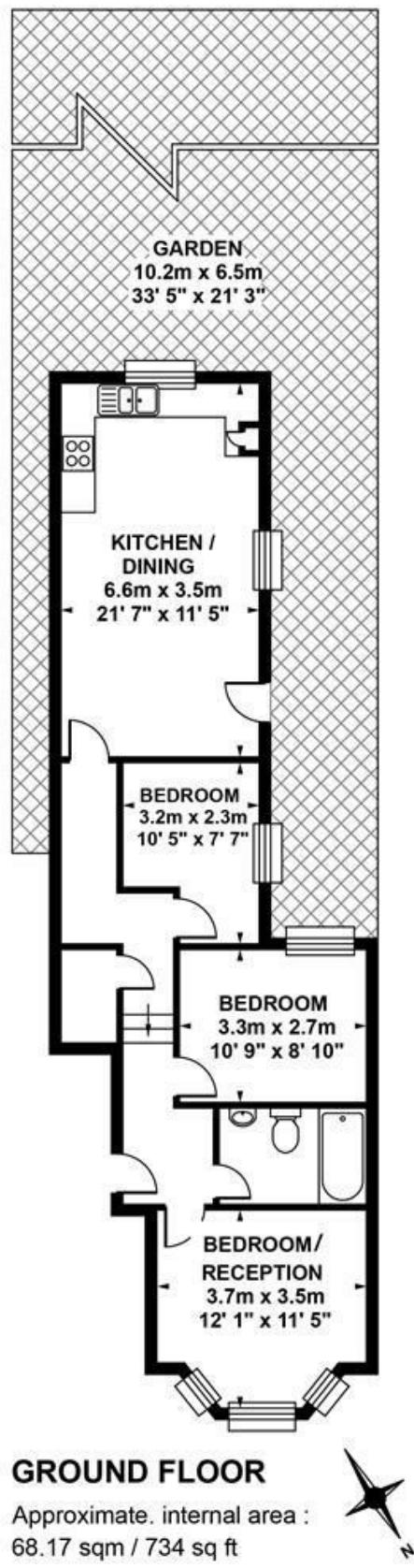
Tenure: Share of Freehold

Lease Length: 999 years

Council Tax Band: B

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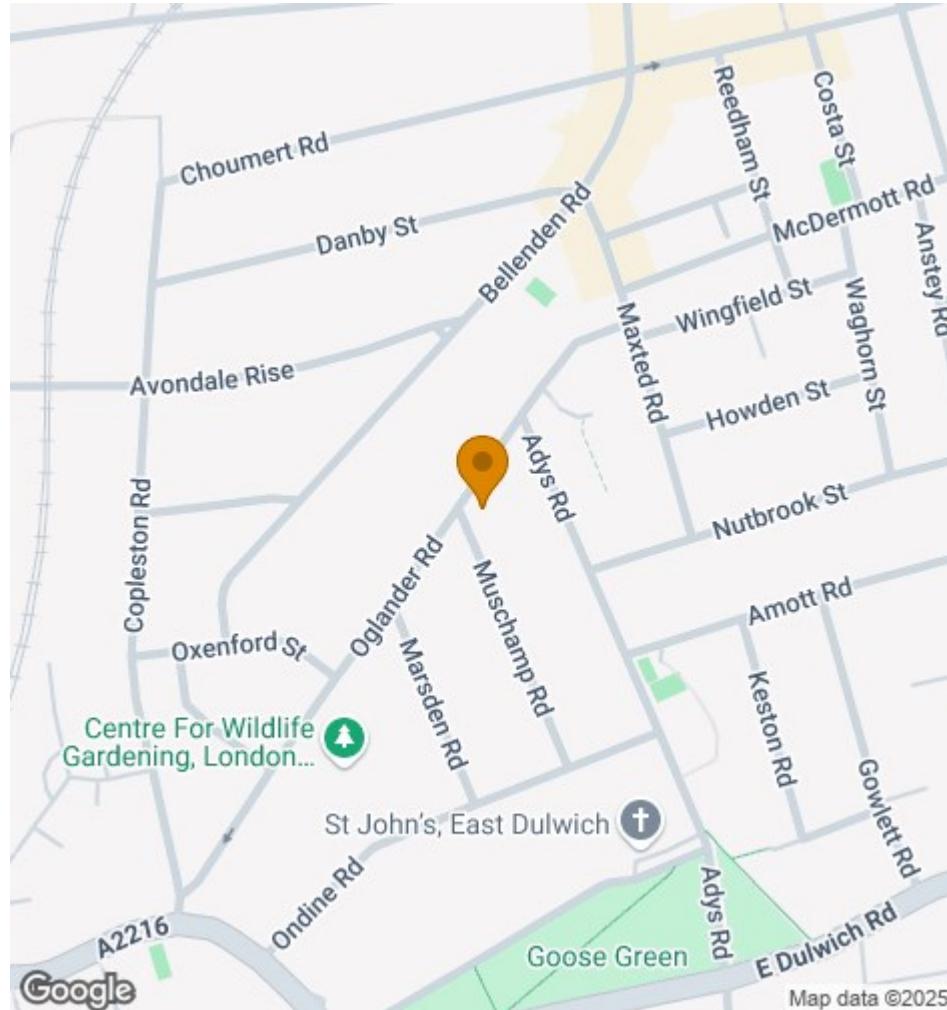
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LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	75
(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		

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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