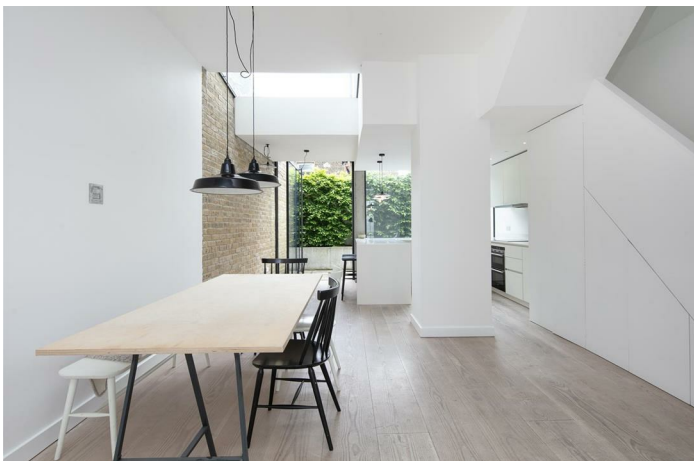


REEDHAM STREET, PECKHAM, SE15

FREEHOLD

£1,100,000

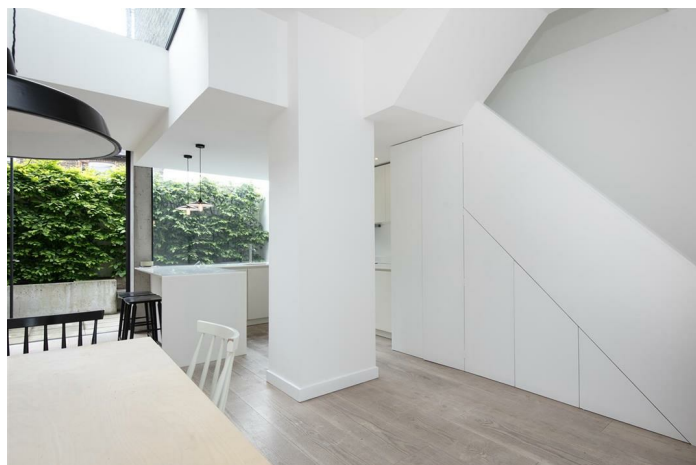


SPEC

Bedrooms : 4
Receptions : 1
Bathrooms : 2

FEATURES

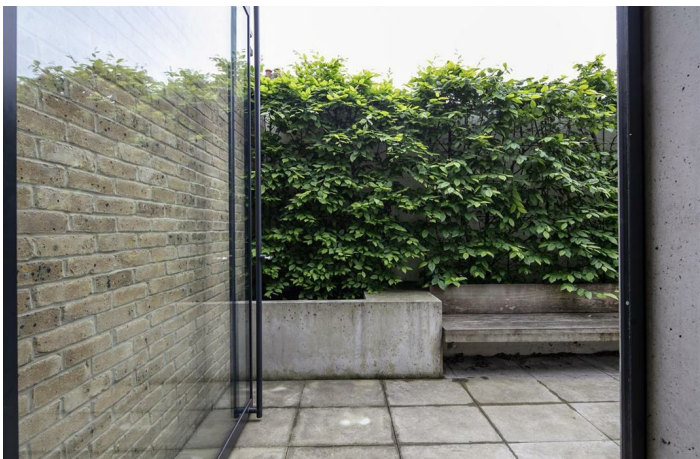
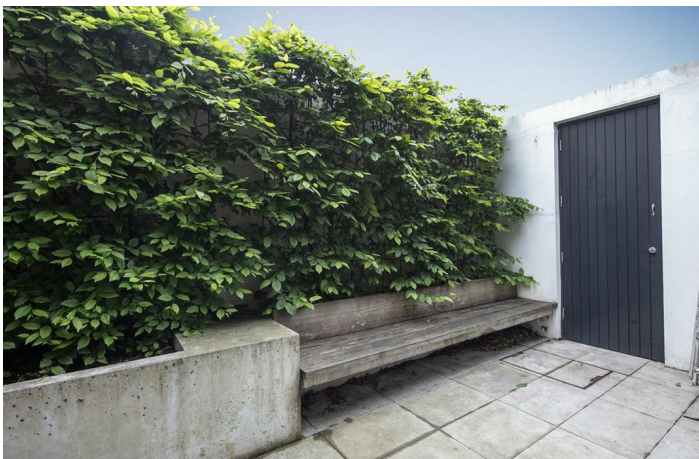
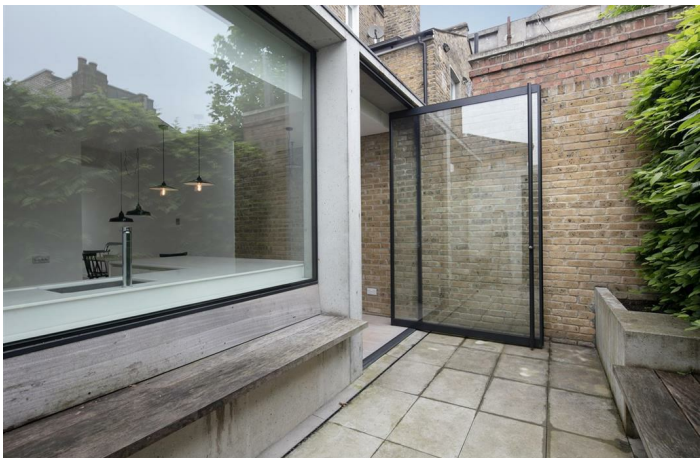
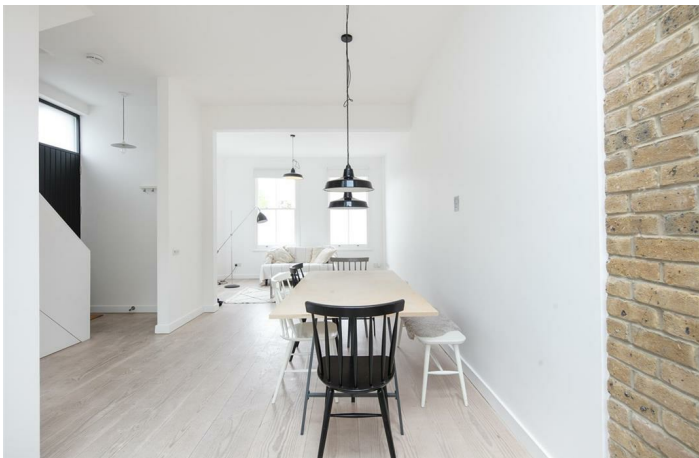
Three Fab Floors
Contemporary Finish
Four Double Bedrooms
Freehold



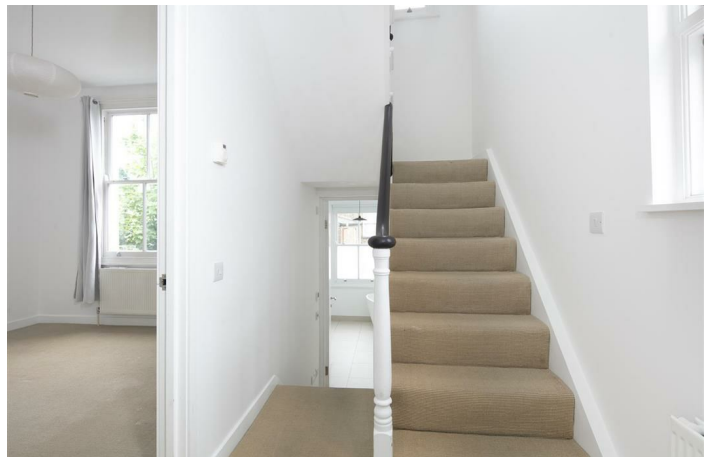
REEDHAM STREET SE15
FREEHOLD



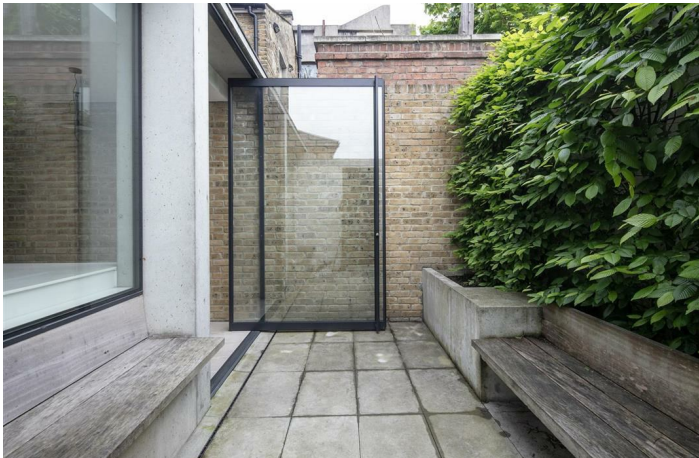
REEDHAM STREET SE15
FREEHOLD



REEDHAM STREET SE15
FREEHOLD



REEDHAM STREET SE15
FREEHOLD



REEDHAM STREET SE15
FREEHOLD



Architect Designed Four Bedroom Period Home over Three Lovely Floors - CHAIN FREE.

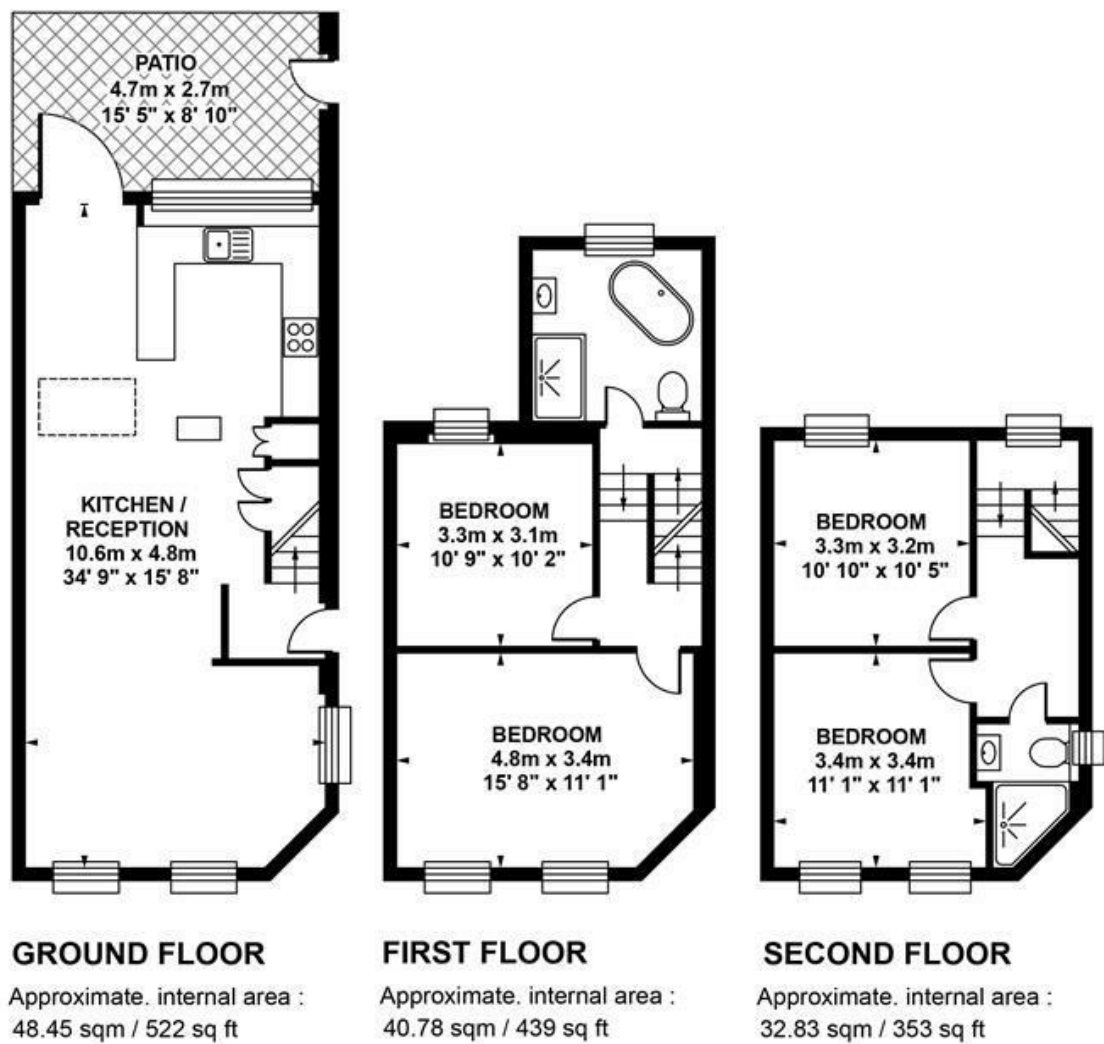
Sitting along the much-loved Reedham road is this fantastic four bedroom period home. Boasting a super contemporary, architect-designed finish the property comprises four double bedrooms, bathroom, shower room and a massive open plan living area with swanky kitchen. There's a bijou rear patio garden too - great for al fresco dining. Transport is easy from here - Peckham Rye train station (Zone 2) has frequent services to London Bridge, Blackfriars and Victoria, and is less than a 10 minute stroll. The number 12 bus (2 minutes' walk) will take you into the West End or Notting Hill.

The ground floor enjoys a super open-plan contemporary kitchen/dining room with swanky top of the range fitted units, fully integrated appliances and plenty of storage space. This opens to a compact but perfectly formed rear patio garden. Upward bound to the first floor you meet two spectacular double bedrooms each with plenty of natural light. The boastful master bathroom has a free-standing bath and a separate walk in shower! Upward to the second floor you find two more double bedrooms and a handy shower room.

Saunter down to Bellenden Road, with its independent shops: grocers, butchers, bakers, vintage clothes, chocolates, and great restaurants, cafes and gift shops. We love the Victoria Inn, The Begging Bowl and Ganapati. For more frivolous shopping, try Lordship Lane and Northcross Road for some of the best food and gift shops in south London. We love the East Dulwich Tavern and Tart for some yummy nosh.

Tenure: Freehold

Council Tax Band: E



TOTAL APPROX FLOOR AREA

Approximate. internal area : 122.06 sqm / 1314 sq ft
Measurements for guidance only / Not to scale

REEDHAM STREET SE15
FREEHOLD

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		65	83
England & Wales		EU Directive 2002/91/EC	

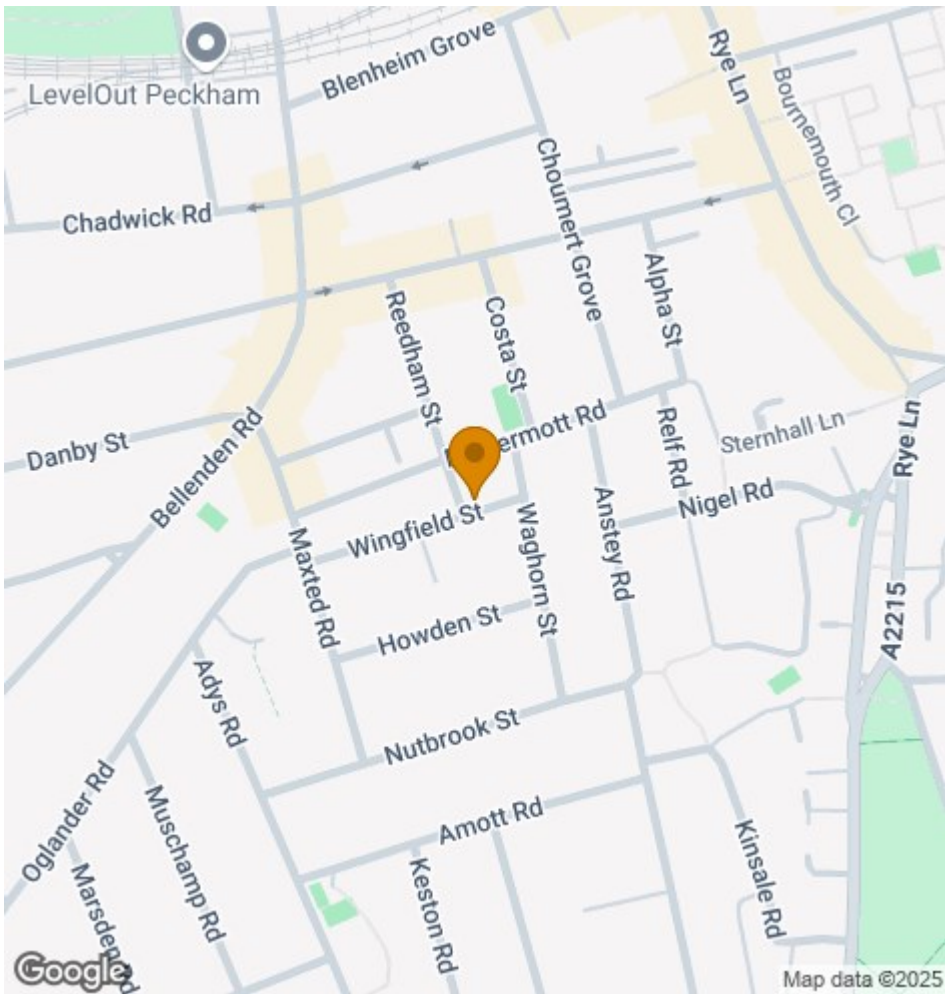
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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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