

PECKHAM ROAD, CAMBERWELL, SE5  
LEASEHOLD  
GUIDE PRICE £500,000 - £535,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 119 years remaining

Service Charge : £500 per annum

Ground Rent : £350 per annum

## FEATURES

Private Patio Garden

Private Entrance

Slick Neutral Styling

Close to all Amenities

Leasehold



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GUIDE PRICE £500,000 to £535,000.

Slick and Stylish Two Bedroom Flat With Private Patio - CHAIN FREE.

You're going to love this wonderful two bedder sitting pretty in one of Camberwell's best spots! Inside you'll enjoy custom made bespoke doors, an integrated contemporary kitchen with Quartz counters, raw metal school house radiators and a super stylish bathroom with German matt black fixtures and fittings. In addition to a private entrance, there's also a fab private paved patio garden for those summer BBQ's. The accommodation comprises a large reception/kitchen, lovely double bedroom, a large single bedroom and a swanky bathroom. The second bedroom can also be opened up between the living area for any amount of uses! The flat enjoys a fine appointment staying cool in the summer and cosy and warm in winter. From here you can enjoy everything this vibrant area has to offer. The South London Gallery and Camberwell College of Art supplies a wonderfully creative vibe. They're both just seconds away. The bars and eateries of Camberwell, Peckham and Bellenden Village are all easily walkable and you have numerous transport links nearby. Peckham Rye Station, a 10 minute walk) will whisk you to Central London and beyond in no time. The London Overground Line supplies swift services to Shoreditch and the Jubilee Line at Canada Water.

A large shared front garden offers plenty of space for bikes and bins. The flat is accessed on the lower ground floor through a private doorway. Inside you meet the tasteful hall which is wide and spacious with a generous run of fitted storage units. You'll even fit a desk/office set up! The living area enjoys plenty of lounging space and a modern kitchen running along the rear wall. A wide bay to the rear offers access to that fab south-facing paved patio garden. The single bedroom also faces rear. The larger bedroom faces front through a bay of double glazed windows. It has fitted mirrored wardrobes and more lovely neutral styling. Last but not least comes that super swish bathroom which is fully tiled and has a modern white suite and some fantastic matt black fixtures.

You're within a stroll of to Bellenden Road with all its useful shops and restaurants (including the wonderful Ganapati). There is a super bookshop, a good dry-cleaners, funky florists, a top boutique and an art gallery (SLG). Toad Bakery is proving a real hit! In addition to the Windrush Line you'll benefit from regular services to Blackfriars, London Bridge and Victoria. Work in the City? Door to door, you can reach Canary Wharf et al in around 20 minutes, or be sashaying down Shoreditch High Street in 30! There's a handy little Sainsbury's within moments for your dinner supplies and any number of other fab bars and eateries in nearby Camberwell. We love The Hermit's Cave, The Camberwell Arms and The Tiger. Peckham supplies The Bussey Buildings, Franks Bar and the fab Rye Lane which is chock-a-block full of social attractions.

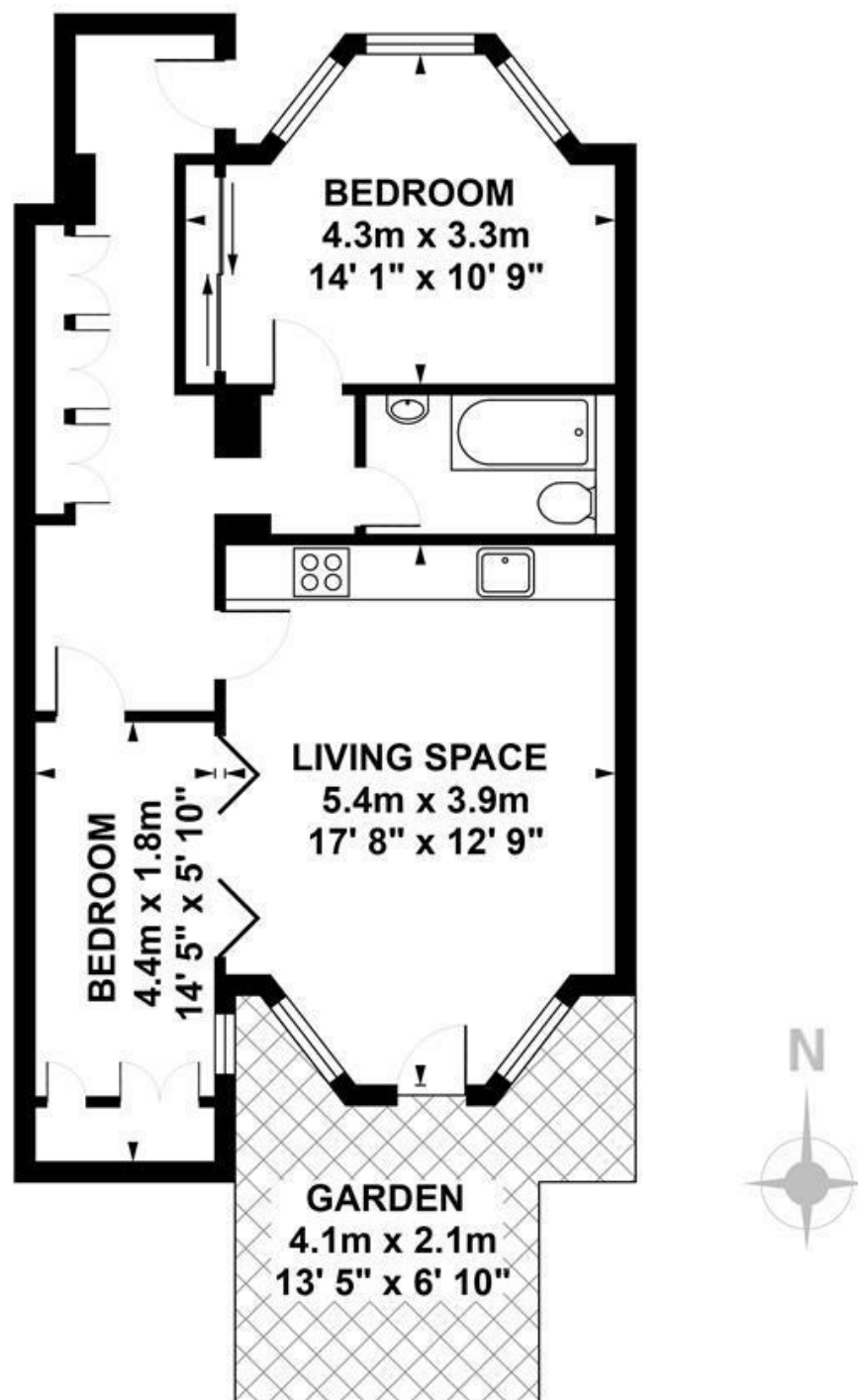
Tenure: Leasehold

Lease Length: 119 years

Council Tax Band: B

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## LOWER GROUND FLOOR

Approximate. internal area :

56.64 sqm / 610 sq ft

Measurements for guidance only / Not to scale

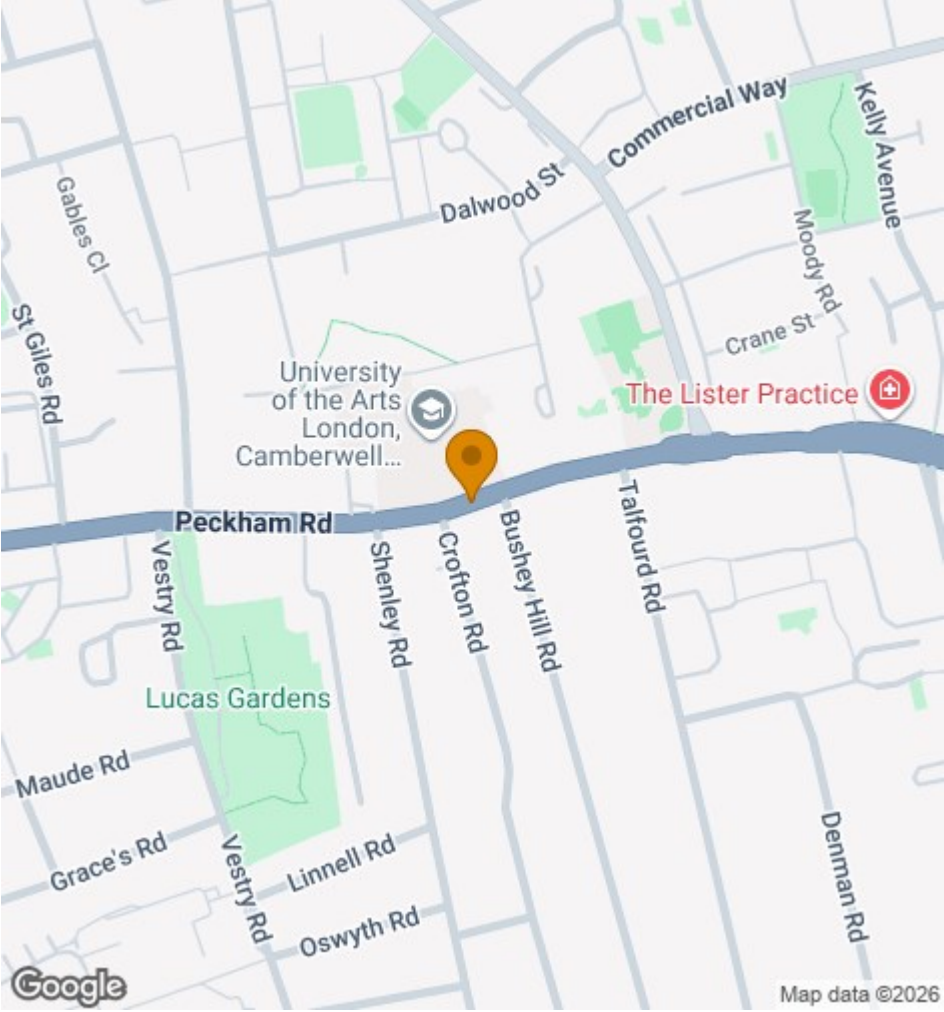
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| Energy Efficiency Rating                    |                                                                                                            |           |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------|
|                                             | 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 |                                                                                                            |           |
|                                             | 76                                                                                                         | 76        |
| England & Wales                             | EU Directive 2002/91/EC  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                                                             |           |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                                                 | Current                                                                                                     | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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