

NO FLIES

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Peckham Rye, London, SE15

£675,000

Share of Freehold

A large and brilliantly located 2 bedroom flat with huge garden and potential to extend.



Local Transport

 **343, 484, P12 & (78)**

Approx. 50 mtrs away
Destinations: Peckham Rye, London Bridge, Canada Water, Liverpool Street and Shoreditch.

 **Peckham Rye**

Approx. 0.9 miles away
Destinations: London Bridge, Clapham Junction and Canada Water (for connection to Canary Wharf)

 **Nunhead**

Approx. 0.6 miles away
Destinations: London Victoria in 15 minutes.

Two double bedrooms

835 square foot

160' rear garden

This spacious, chain free, two double bedroom garden flat provides generous and adaptable accommodation. It is located on the lower ground floor of a handsome period building on Peckham Rye and faces onto the lovely open spaces of Peckham Rye Park. The flat is excellently located being within walking distance of each of increasingly fashionable Peckham, the village community of Nunhead and the established shops, bars and restaurants of East Dulwich.

Closest to hand are Peckham and Nunhead (approximately a 10 minute walk). In Peckham you will find the trendiest venues around Rye Lane such as Peckham Levels, The Bussey Building, Market Building, Peckham Plex cinema and Frank's rooftop bar.

In the Bellenden Road area you will find a range of good restaurants and bars including Artusi (Italian), the Begging Bowl (Thai), Ganapati (south Indian) and the Victoria Inn and Montpelier pubs.

Nunhead has a more village feel with its almshouses and green. Again it has a growing selection of eateries and bars and established local shops such as Sopers (fishmongers) and Ayres (bakers).

East Dulwich is a fifteen minute walk from the flat. Here, on its high street, Lordship Lane, you will find excellent independent shopping (Moxons fishmongers, William Rose butchers, Mons cheesemongers), restaurants (including the well regarded Franklins) and numerous pubs as well as the Picturehouse cinema. Additionally North Cross Road has a Saturday market specialising in crafts and foodstuffs.

Peckham Rye railway station is less than 15 minute's walk (or a short bus ride) from the property. At Peckham Rye you will find direct services into London Bridge (10 mins), Victoria (13 mins), Blackfriars (14 mins), City Thameslink (16 mins) and King's Cross/St.Pancras (24 mins) as well as London Overground services providing connections to the Jubilee line tube services to Canary Wharf. Nunhead railway station is even closer, providing London services to Victoria, Blackfriars and City Thameslink.

You approach the property via the driveway (which provides off-street parking for residents). From the driveway you take the stairs down to lower ground floor level where you will find the private entrance to the apartment. Directly in front of the entrance door is a useful under stairs storage area. Upon entering the apartment you find yourself in the broad hallway, which the current owner use as a home office. There is a built-in storage cupboard to the corner of the hallway.



Immediately to your right upon entering the apartment is the reception room. This is a spacious room with two large sash windows looking out to the front of the property. This lovely room, which is zoned into both sitting and dining areas, has attractive period style storage and shelving to both chimneybreast recesses and an additional alcove of shelving.

Returning to the hallway and proceeding towards the rear of the property, you next pass the bathroom. This is a slickly finished space with large stone tiling to both the floor and the walls. It is fitted with a white three-piece suite, comprising bath with over bath shower, hand basin in a vanity unit and a low-level WC. There is also a heated towel rail.

On the opposite side of the hallway from the bathroom is the main bedroom. This is a very generous double room with an entire wall of built-in storage. In addition, there is some built-in shelving to the chimneybreast recesses in the room. From the main bedroom a sash window looks out onto the beautiful rear garden.

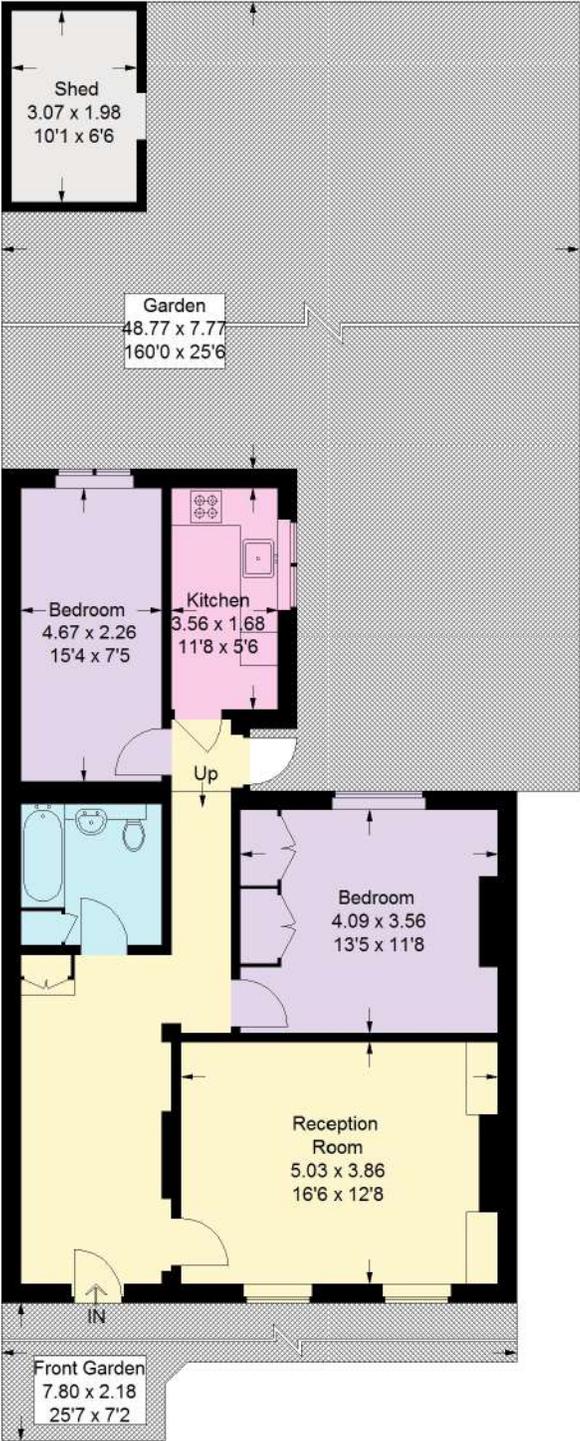
At the rear of the property you will find the second bedroom and the kitchen. The second bedroom is a comfortable double room with a casement window looking out onto the garden. Adjacent to the second bedroom is the kitchen. This is fitted in galley style and has an integrated oven and hob with room for a full range of other freestanding appliances. It is fitted with light wood units with a grey work surface and has a casement window looking out onto the garden.

Externally this flat benefits from a huge and beautifully tended private rear garden extending to some 160 feet. The garden is walled on two of its three sides with the third side hedged. It has been zoned into a number of different areas with a paved patio area closest to the apartment from which stairs take you up to the rest of the garden. Here you will find formal planted areas, a woodland area of silver birches under planted with perennials, as well as, at the far end of the garden, an area that has a number of raised beds and a large storage shed making it the perfect spot for an allotment. A garden of this size, as well as offering a beautiful private space to enjoy the outdoors, offers huge potential, both in terms of further extending the existing footprint of the apartment (STPP) with a rear extension and potentially by creating additional "indoor" space through the installation of a home office, gym, studio or garden room.

This is a brilliantly located and spacious apartment that provides generous accommodation with potential to further extend. It has one of the largest and nicest gardens we have encountered for a property in this price bracket. Additionally it comes with a share of the freehold and is being sold chain free. Your early viewing is strongly recommended.

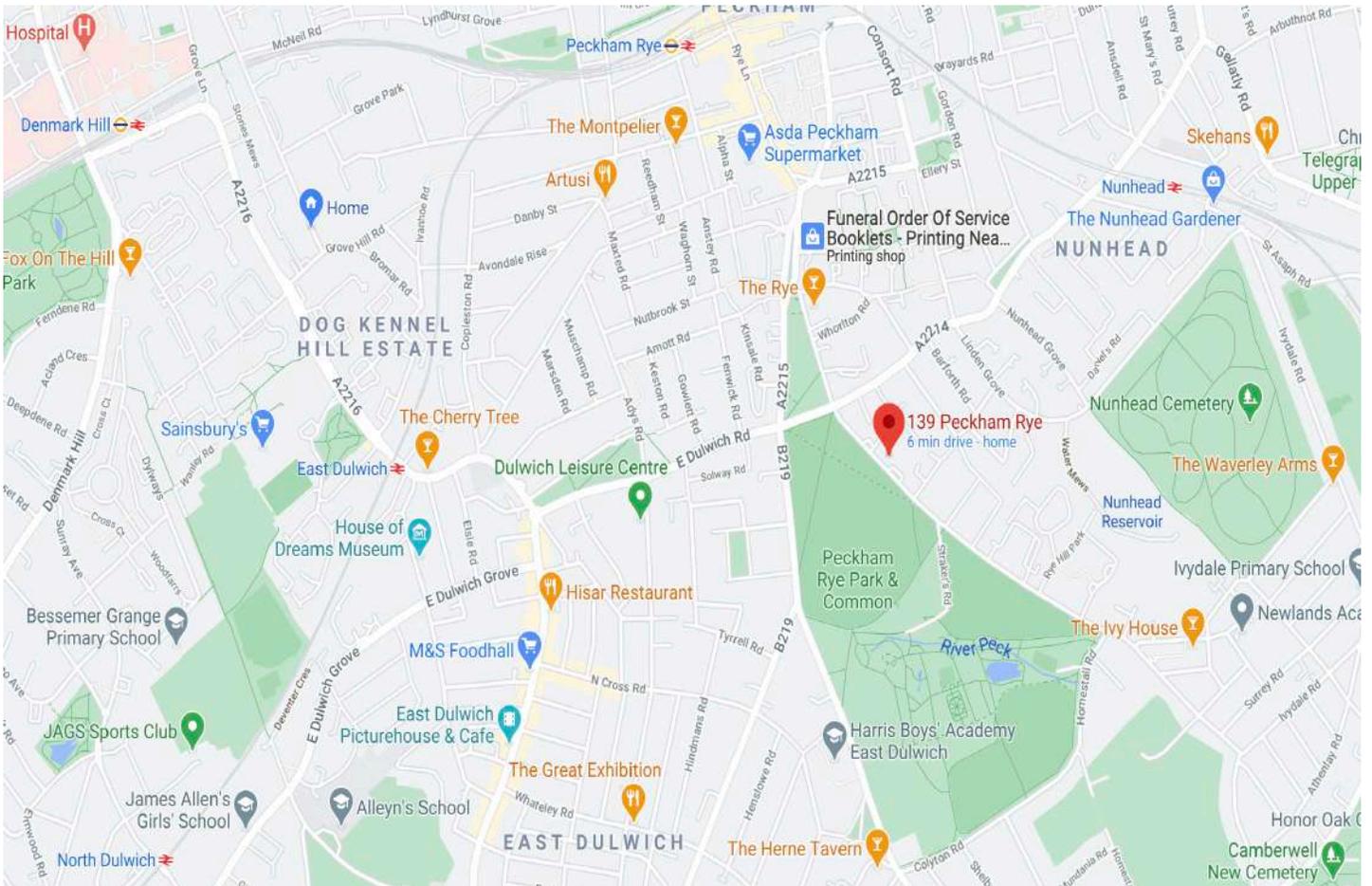
Peckham Rye SE15

Approximate Gross Internal Area
(Excluding Shed)
77.6 sq m / 835 sq ft



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID682652)



EPC TO FOLLOW

To arrange a viewing of this property please call us on 020 7737 8047
or visit www.no-flies.co.uk for further details.

Viewing strictly by appointment only with No-Flies.