



Email: info@no-flies.co.uk

www.no-flies.co.uk

Contact us on 020 7737 8047

Peckham Road, London, SE5

£525,000

Share of Freehold

Characterful two bedroom mansion block apartment on the Peckham/Camberwell borders.



Local Transport

Peckham Rye

Approx. 950 mtrs away
Destinations: **London Bridge, London Victoria, Kings Cross, St Pancras, Clapham Junction and Canada Water** (for connection to **Canary Wharf**)

12,36,171,345 & 436

Approx. 50 metres away
Destinations: **Waterloo, Holborn, Victoria, Paddington, Oxford Circus, London Bridge and Queens Park.**

Two bedrooms

Chain Free

Communal Roof
Terrace

Period Features

This charming and spacious two-bedroom apartment is to be found on the top (third) floor of a mansion block on Peckham Road. This wonderful apartment ticks all the boxes – spacious rooms, two similarly sized bedrooms, chain free, share of freehold and a very convenient location. It offers all the comforts of modern living whilst at the same time retaining a wealth of period features, giving it a charm that, in our opinion, it is difficult to match in the local area. The current owners have updated the apartment, with new double-glazing throughout making it both quiet and warm. It is currently tenanted but is being sold with vacant possession and chain free. The property is within a short walk of the centres of both Peckham and Camberwell and a short walk from Peckham's Bellenden Road area.

Close to hand on Peckham Road you have a number of destination shops and restaurants, including the Toad Bakery and Café Mondo, as well as a nearby Sainsbury's Local.

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. The centre of Camberwell also offers a range of great dining offerings with Silk Road, The Camberwell Arms and the newly opened Kerfield Arms being among the highlights. In the Bellenden Road area there is also a wealth of good restaurants and bars (including Artusi (Italian), the Begging Bowl (Thai), Ganapati (south Indian) and the Victoria Inn and Montpelier pubs) and a growing range of independent shops.

Peckham Rye railway station is some 950 metres 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. Frequent bus services are also available on Peckham Road which can take you directly to Oval and Vauxhall tube stations.

You approach the property through the small front garden and enter, via entry phone, into the hallway. From the hallway you take the impressive staircase, which has period wrought iron details and tiled landings, up to the third floor where you will find the door to the apartment directly in front of you. Upon entering the apartment, you find yourself in the hallway, which is carpeted and has a dado rail. Immediately to your left are the reception room and the first of the bedrooms.

The reception room, which has stripped boards to the floor, is a spacious and bright room with a wide square bay looking out to the front of the building. This lovely room also has built-in shelving to one of the chimneybreast recesses and period details such as a cast iron fireplace, picture rail and coving.

Opposite the reception room is the first of the bedrooms. This is a very generous double room which, again, benefits from a range of period details including an original built-in cupboard to one of the chimney breast recesses, a very pretty cast iron fire with tiled inserts and ceiling plasterwork. From this bedroom a sash window looks out towards the rear of the building.

Returning to the hallway and proceeding towards the rear of the building you next pass the bathroom. This is a cute room with blue and white tiling, which is fitted with a white three-piece suite comprising low-level WC, bath with over bath shower and hand basin. There is also a heated towel rail. From the bedroom a sash window looks out onto the side of the building.



Next along the hallway, you enter the spacious kitchen diner. The kitchen area is fitted with a range of painted paneled units and has a stone effect work surface. There is an integrated oven and hob and space for freestanding fridge freezer and washing machine. The dining area of this lovely room is amply large enough to accommodate a six-person dining table and has yet another impressive period cast iron fireplace with wooden surround. There is also an original storage cupboard within the dining area. Two windows, one of them a large sash window, look out from the kitchen diner onto the side of the building.

At the rear of the apartment is the second bedroom. Again, this is a spacious and bright double room with a large window looking out to the rear on to neighbouring gardens. Of course this lovely room also has a beautiful cast iron fireplace with tiled inserts and hearth.

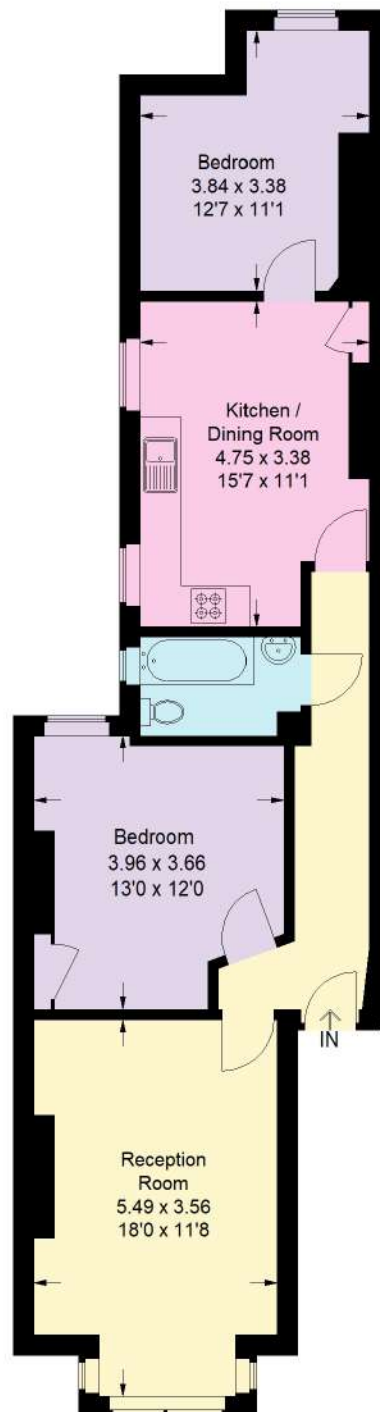
Externally, this gorgeous apartment benefits from a very large communal roof terrace. This is accessed by one further stairs from the landing outside the apartment. It is tiled and fenced with railings and offers far reaching 360° views.

This is a uniquely charming property, providing generous accommodation in a very convenient area. It comes with a share of the freehold and is being sold chain free. Your early viewing is recommended.

Barrington House, SE5

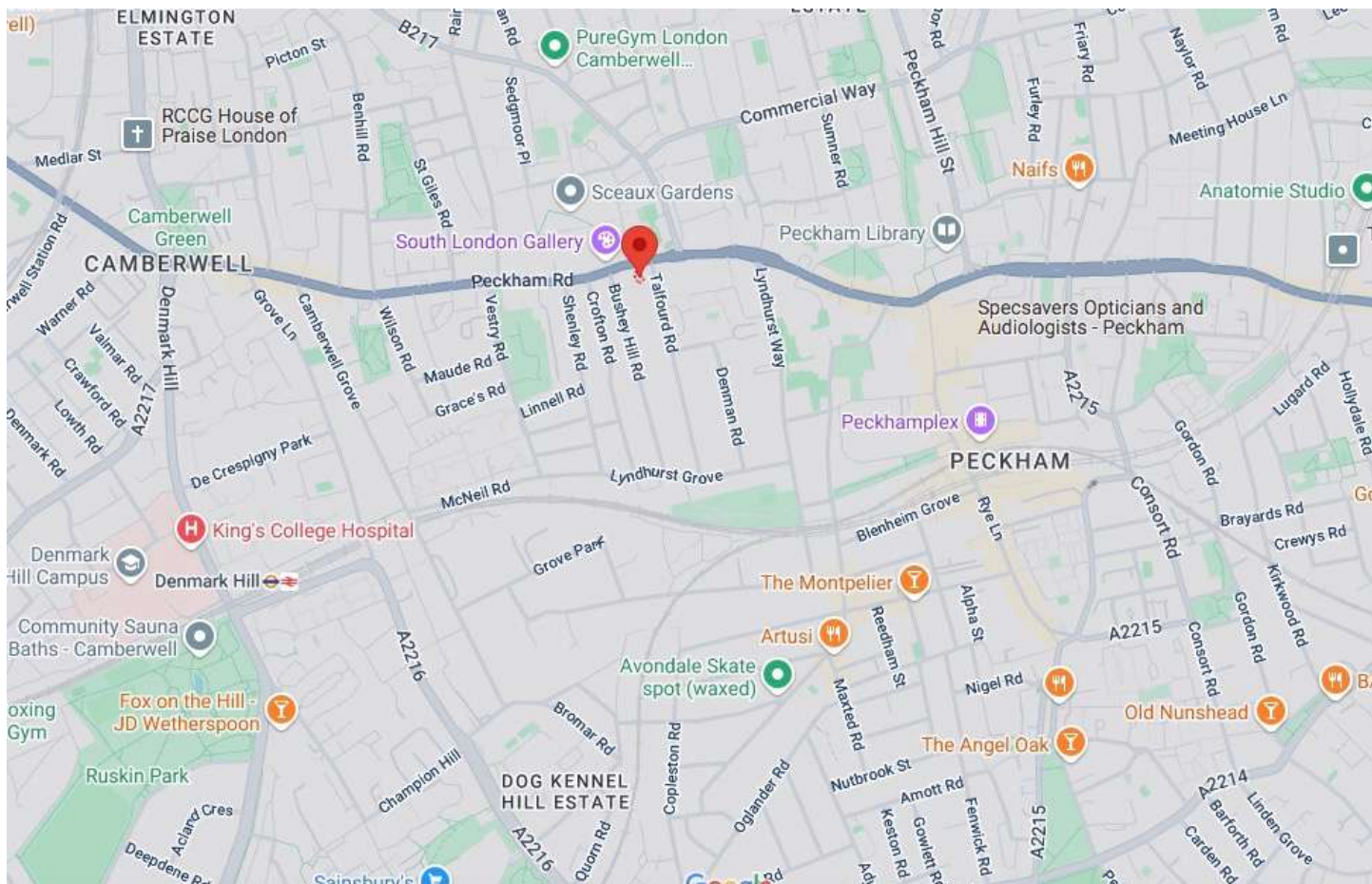
Approximate Gross Internal Area

71.4 sq m / 769 sq ft



Third 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.(ID:1210543)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.