



PECKHAM RYE, EAST DULWICH, LONDON, SE22
£475,000 LEASEHOLD

**THIS CHARMING TWO DOUBLE BEDROOM FLAT IS
 LOCATED WITHIN A HANDSOME PERIOD BUILDING
 OVERLOOKING THE BEAUTIFUL OPEN SPACES OF
 PECKHAM RYE PARK.**

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Leasehold | Council Tax Band B – London Borough of Southwark |
 Service Charge £2,400 pa | Ground Rent £50 pa

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DESCRIPTION:

This charming two double bedroom flat is located within a handsome period building overlooking the beautiful open spaces of Peckham Rye Park. The property is situated on the first floor and boasts impressive views of the park to front and consists of a large reception room with high ceilings, original Victorian fireplace and stripped wood floorboards throughout. There is a separate kitchen, complete with built in appliances, lots of storage and views over the park. Two double bedrooms are situated to the rear of the property overlooking the tree filled gardens. The whole flat is flooded with natural light and is in a prime location, with the open spaces of Peckham Rye Park on your doorstep, the bars, restaurants and shops of both East Dulwich and Peckham moments away and Peckham Rye or East Dulwich station within walking distance.

AT A GLANCE

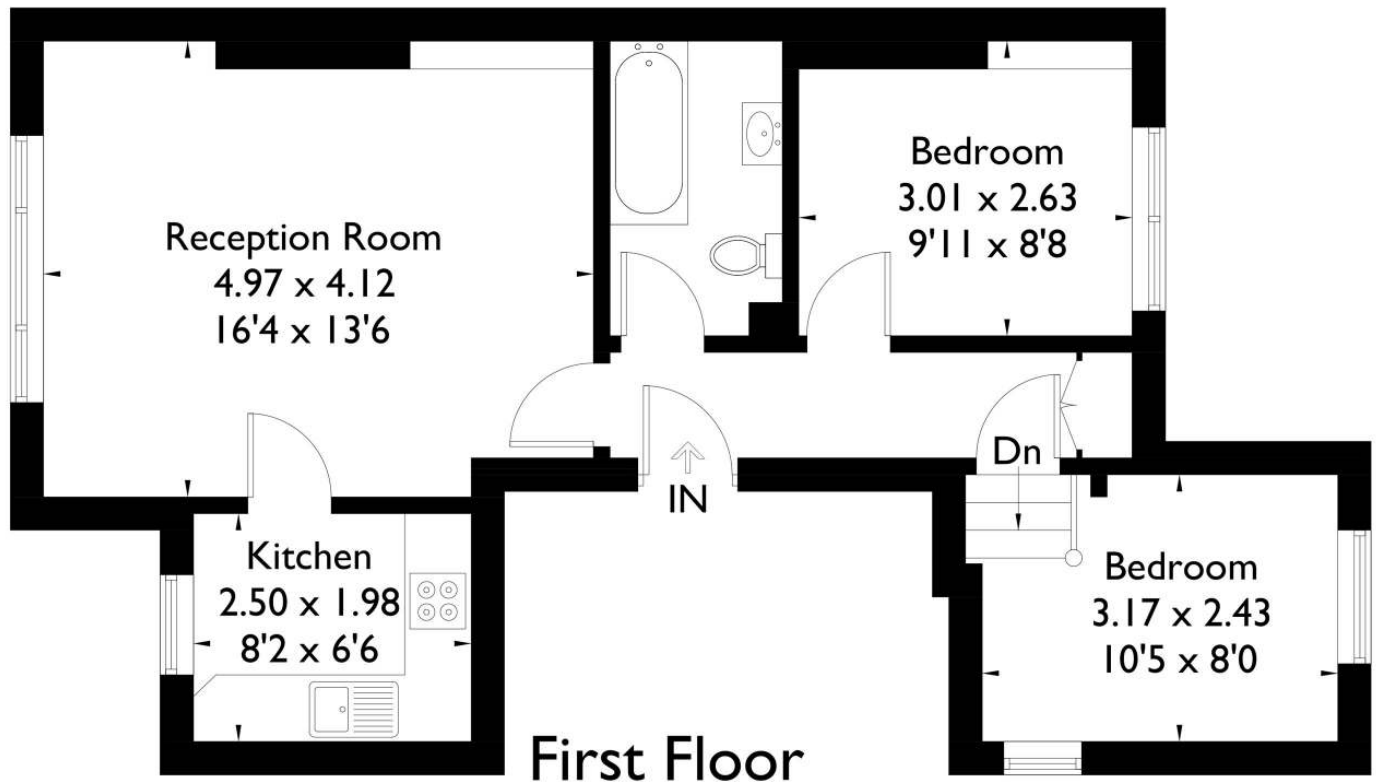
- Two Bedrooms
- First Floor Flat
- Large Reception Room
- Modern Kitchen
- Modern Bathroom
- Leasehold
- Within A Victorian House
- Excellent Location





Peckham Rye, East Dulwich, SE22

Approximate Gross Internal Area = 51.7 sq m / 556 sq ft



FLOORPLANZ © 2017 0845 6344080 Ref: 181828

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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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