



Peckham Hill Street, London, SE15

Offers in excess of £775,000 *Freehold*



A great opportunity to purchase a charming, two-bedroom house featuring a private front garden and a secluded rear garden space. This property is ideally located on Peckham Hill Street, moments from Burgess Park, and benefits from outstanding transport links into the City and Central London. CHAIN FREE. EPC rating D

KEY FEATURES

- Private garden
- Excellent transport links
- Close to Burgess Park



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DESCRIPTION

Access to the property is via a charming private front garden, leading into a welcoming and spacious entrance hallway.

From here, you enter an expansive open-plan living and dining area designed for both relaxing and entertaining. Folding shutter doors provide complete flexibility, allowing you to easily section off the space.

Moving toward the rear of the property, you'll find a sleek, modern galley kitchen thoughtfully designed to maximize both workspace and storage. Equipped with a gas hob, it offers dedicated space for a full-sized dishwasher and a tall fridge-freezer.

Positioned conveniently off the kitchen, the cleanly finished bathroom has been recently renovated for modern living. It boasts a full-sized bathtub alongside a dedicated standing shower setup and W.C. Direct side access opens out onto a private rear garden.

Upstairs, a spacious landing opens onto two generous double bedrooms.

Both rooms offer bright, comfortable proportions with ample space to easily accommodate a combination of built-in and standalone storage.





MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Southwark Council
Council Tax Band: D
EPC rating: D

PARKING
Permit available through the Southwark council

UTILITIES
Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains
Broadband – Ultrafast

LOCATION

The property is positioned on Peckham Hill Street, ideally placed between the green open spaces of Burgess Park and Peckham Rye, and moments from the energetic hubs of Bellenden Road and Rye Lane. Excellent local amenities—such as supermarkets, boutique shops, and popular eateries—are within easy reach.

DIRECTIONS

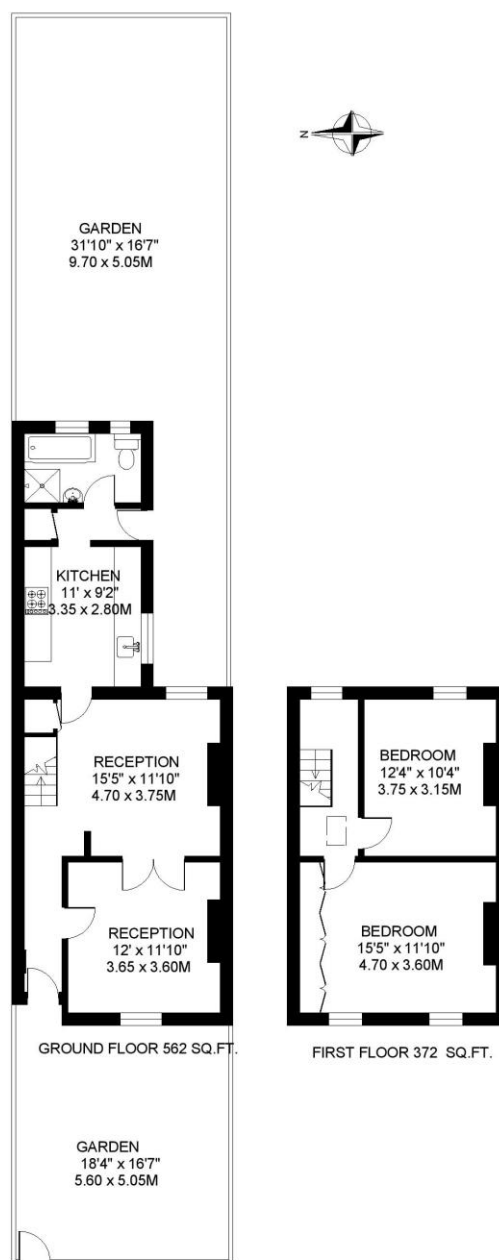
Conveniently located on Peckham Hill Street, the property offers superb access to local transport links. Queens Road Peckham Station (London Overground) is approximately 0.5 miles away. Peckham Rye Station (Overground and National Rail) is approximately 0.6 miles away. Frequent local bus routes run directly from the main street toward Elephant & Castle, the City, and the West End.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PECKHAM HILL STREET SE15
2 BEDROOM HOUSE

Approximate gross floor area
934 SQ.FT / 86.7 SQ.M.



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