



Oglander Road, Peckham Rye, London, SE15

£575,000 *Leasehold*

The property boasts an abundance of natural light throughout, with high-level windows in both the reception room and bedroom creating a bright and airy feel. The accommodation comprises a generous reception room, separate kitchen, two bedrooms and a well-appointed bathroom.

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- Two-bedroom property
- Over 600 sq. ft. of living accommodation
- Bright and spacious throughout
- Separate kitchen and reception room
- Versatile study/utility space
- Private courtyard with downstairs access
- High-level windows providing an abundance of natural light
- Close to East Dulwich railway station and Denmark Hill Overground station
- Convenient for Lordship Lane's shops, cafés and restaurants
- Near Goose Green, Green Dale Fields and Peckham Rye Park

KEY FEATURES



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The kitchen leads through to a versatile study/utility area, providing valuable additional space for working from home or storage. From here, the accommodation continues through to the bathroom and out to a private courtyard, with access leading downstairs.

Perfectly placed for both transport links and the amenities of East Dulwich and Peckham, the property is just a stone's throw from East Dulwich railway station, while Denmark Hill Overground station is also within easy reach, providing convenient connections into The City and beyond.

The property is equally well positioned for local amenities, with the cafés, restaurants, shops and independent businesses of Lordship Lane close by. For those seeking green open spaces, Goose Green, Green Dale Fields and Peckham Rye Park are all nearby, offering excellent opportunities for recreation and relaxation.

With its generous proportions, excellent natural light, versatile additional space and private courtyard, this is an appealing home in a highly convenient and well-connected South East London location.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 99 Years and 6 Months
Service Charge: £937.00 PA
Ground Rent: £10 PA
Council Tax Band: B

Mobile phone coverage:

EE (Good outdoor)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor)

(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Flood Risk: Medium risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and tenants are advised to seek their own legal advice)

Full Fibre Broadband:

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	54 E	
21-38	F		
1-20	G		

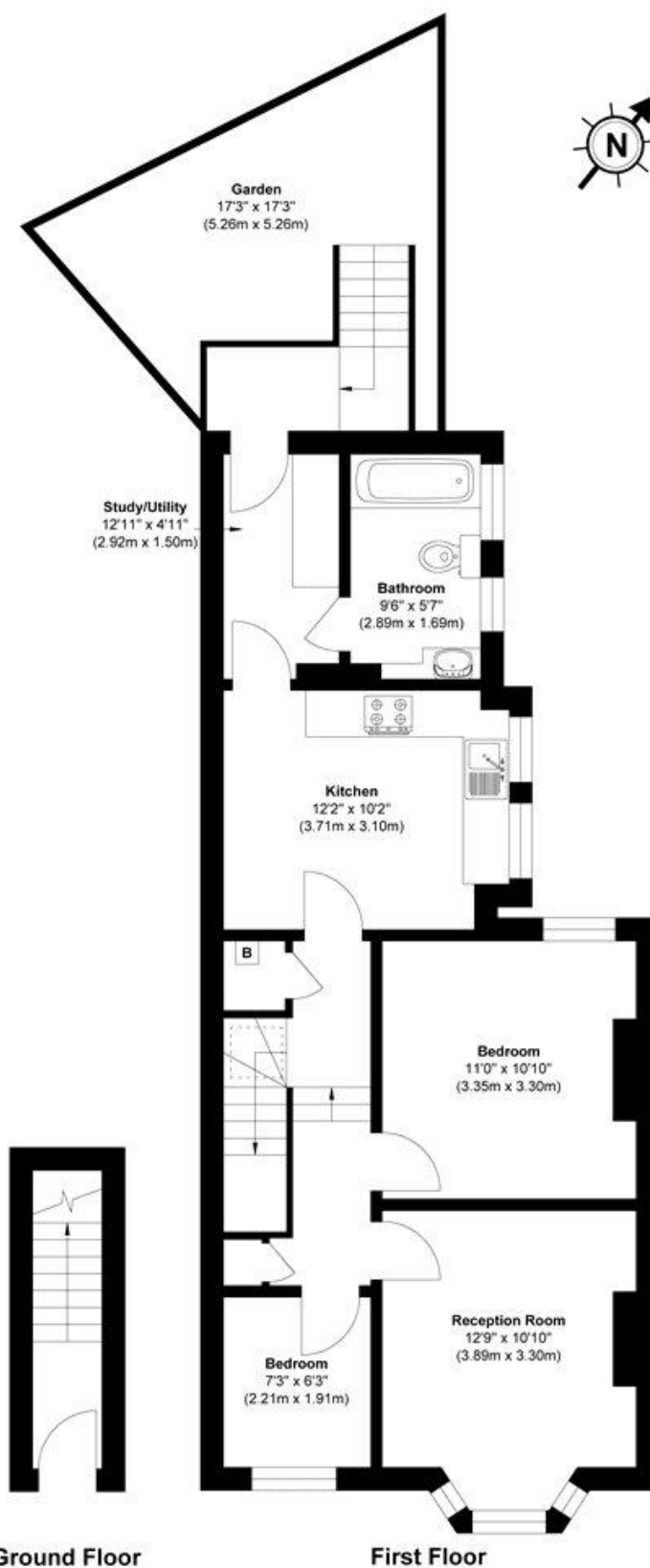
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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Ground Floor **First Floor**

Approx. Gross Internal Floor Area 680 sq.ft / 63.17 sq. m

Illustration for identification purposes only, measurements approximate, not to scale

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