



WAVENEY HOUSE, PECKHAM RYE, SE15  
OFFERS IN EXCESS OF £325,000 LEASEHOLD

## A LARGE TWO DOUBLE BEDROOM FLAT, OVER-LOOKING PECKHAM RYE PARK OFFERED TO THE MARKET CHAIN FREE.

### DESCRIPTION:

A bright and airy large two double bedroom flat, overlooking Peckham Rye Park. The property offers a large reception with doors out onto a private balcony, two double bedrooms, a separate kitchen, and a bathroom to complete the accommodation. Superb location close to the park and transport links to Central London. Both East Dulwich, Lordship Lane, and Peckham Rye's Bellenden Road are just a short walk away with plenty of bars, restaurants, and shops.

### AT A GLANCE

- Two Double Bedrooms
- Third Floor Flat
- Large Reception Room
- Separate Kitchen
- Bathroom
- Leasehold
- Chain Free

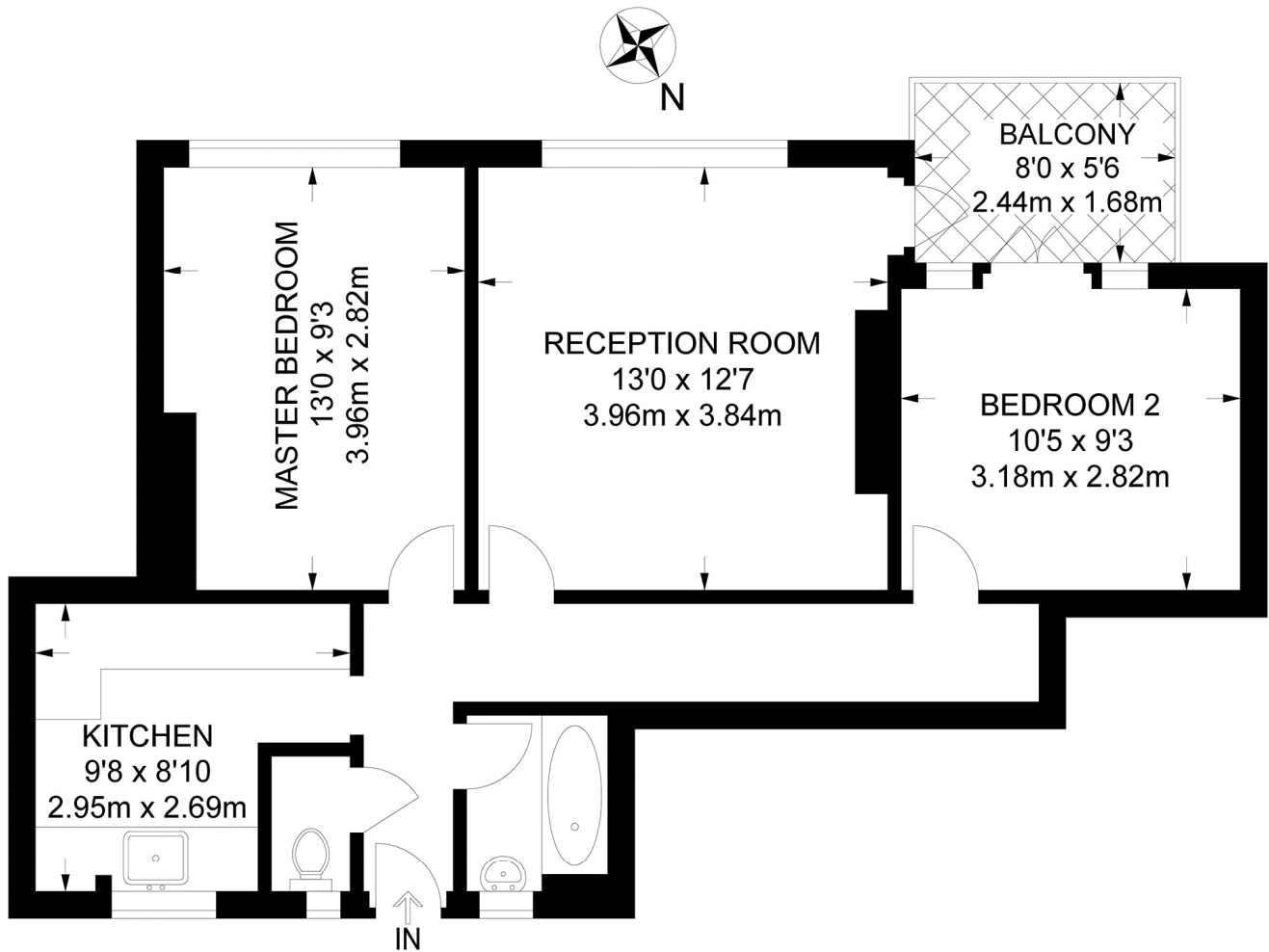
Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Tenure Leasehold approx. 91 yrs remaining | Council Tax Band ? – London Borough of Southwark | Service Charge approx. £1000 pa | Ground Rent £10 pa

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**THIRD FLOOR**

**APPROXIMATE GROSS INTERNAL AREA**  
**596 SQ FT / 55.4 SQ M**

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.

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92)  | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 80                      | 81        |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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