



Aura Court, Peckham Rye, London, SE15

£350,000 - Leasehold



Situated on the ever-popular Peckham Rye, this attractive property offers a fantastic opportunity to enjoy one of South East London's most vibrant and well-connected neighbourhoods.

KEY FEATURES

- Prime location on Peckham Rye, offering beautiful green space and a vibrant local atmosphere
- Excellent transport links via Nunhead railway station and Peckham Rye railway station with easy access to Central London
- Close to popular amenities including Peckham Levels, cafés, restaurants, and independent shops



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The property benefits from an enviable location, providing easy access to open green space, perfect for leisure, exercise, and relaxation. Residents can enjoy the lively atmosphere of the surrounding area, known for its strong sense of community and creative energy.

Excellent transport links are within close reach, with Nunhead and Peckham Rye stations both nearby, offering convenient connections into Central London and beyond.

A wide range of local amenities are on your doorstep, including independent cafés, restaurants, bars, and boutique shops. The area also boasts popular spots such as Peckham Levels, a dynamic cultural hub, as well as supermarkets, gyms, and everyday conveniences.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 130 years
Service Charge: To be advised
Ground Rent: £125 Annually
Council Tax Band: C
EPC rating: To be confirmed

Mobile phone coverage:
EE (Good outdoor and in-home home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor and in-home)
(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.)

Available broadband:
Standard Broadband: ADSL / Asymmetric Digital Subscriber Line / Copper broadband
Networks in your area: Virgin media, Openreach
(Information supplied by Ofcom)

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

Tenure: Leasehold

Local Council: Southwark / Tax Band: C
EPC Rating: C

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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

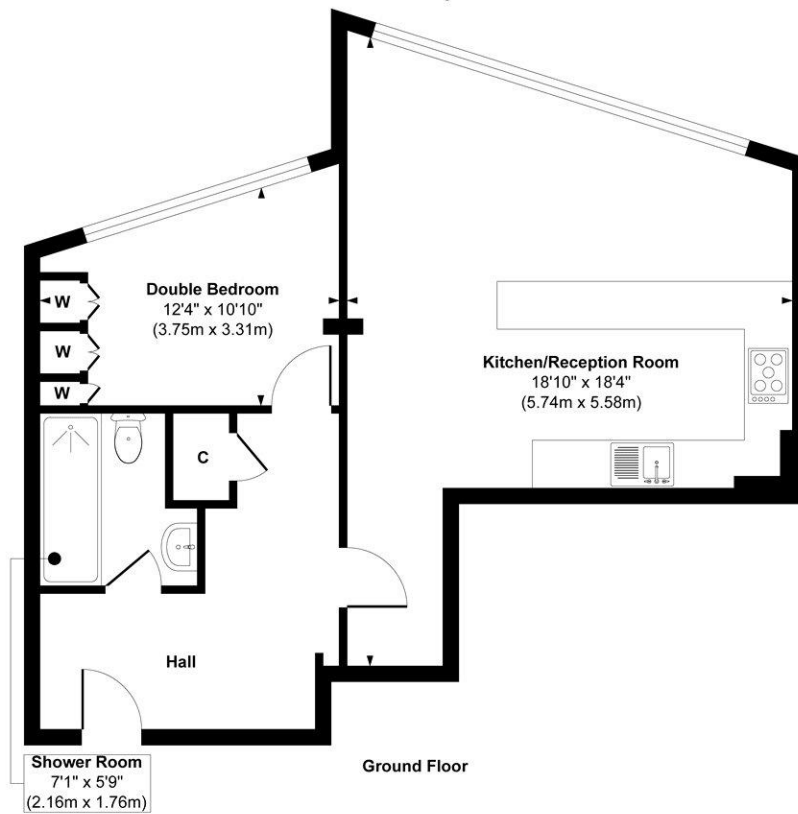
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Peckham Rye



Approx. Gross Internal Floor Area 588 sq. ft / 54.59 sq. m

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

Produced by Elements Property

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