



MAXTED ROAD, PECKHAM RYE, SE15

£350,000 LEASEHOLD

THIS BRIGHT AND SPACIOUS TWO DOUBLE-BEDROOM MAISONETTE IS SITUATED IN A PRIME LOCATION MOMENTS FROM BELLENDEN ROAD.

DESCRIPTION:

Situated in a prime location, moments from popular Bellenden Road and a short walk to East Dulwich you are spoilt for choice with an impressive array of shops, bars, and restaurants in both locations and the wide-open spaces of nearby Goose Green Park and Peckham Rye Park. Transport links are provided via both Peckham Rye Station and East Dulwich Station with links to London Bridge, Victoria, and the London Overground line. This bright and spacious maisonette boasts two spacious double bedrooms, a reception, a kitchen, and a newly refurbished bathroom. The property benefits from loft storage space created when re-roofed in recent years, is freshly painted, and has new carpet and flooring throughout. School catchments are in abundance with the popular Belham primary a few doors away.

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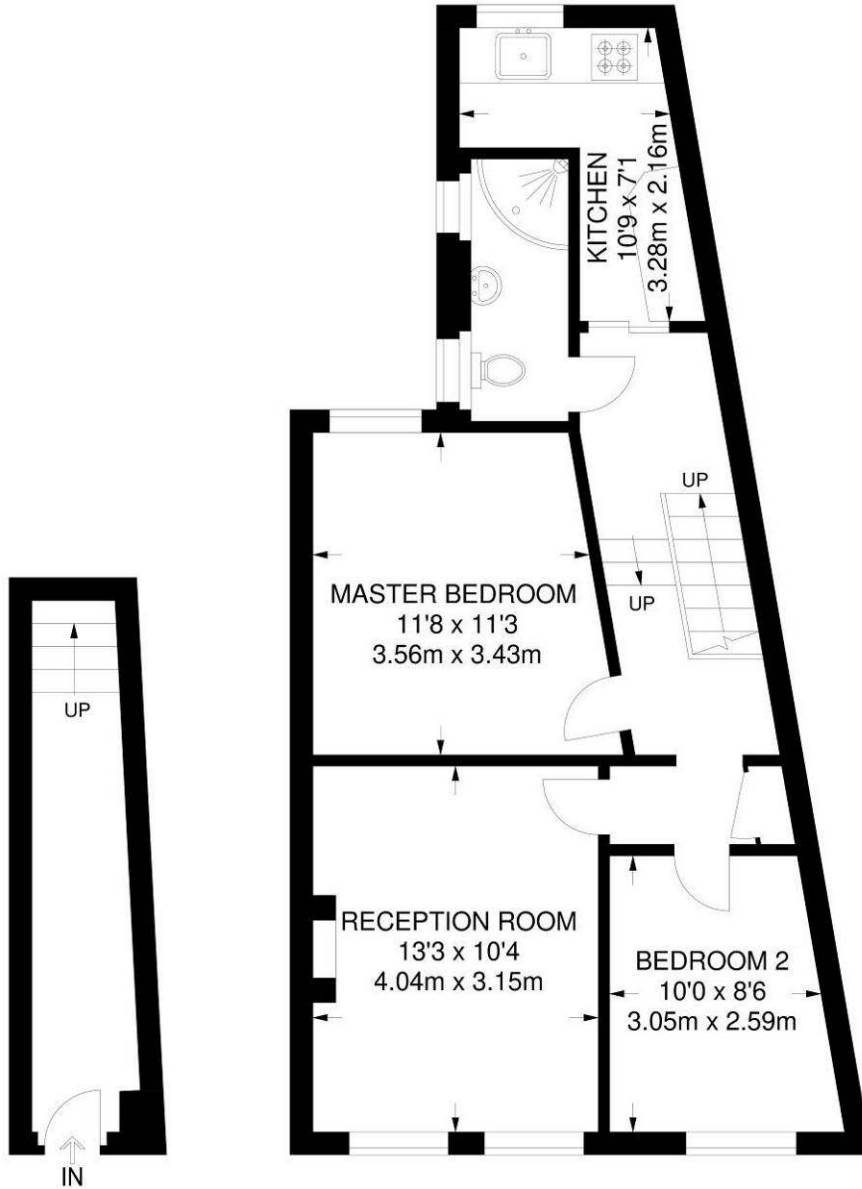
AT A GLANCE

- Two Double Bedrooms
- First Floor Maisonette
- Reception Room
- Separate Kitchen
- Modern Shower Room
- Prime Location
- Chain Free

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GROUND FLOOR
67 SQ FT / 6.2 SQ M

FIRST FLOOR
555 SQ FT / 51.6 SQ M

APPROXIMATE GROSS INTERNAL AREA
622 SQ FT / 57.8 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)	A		
(81-91)	B		
(69-80)	C	74	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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