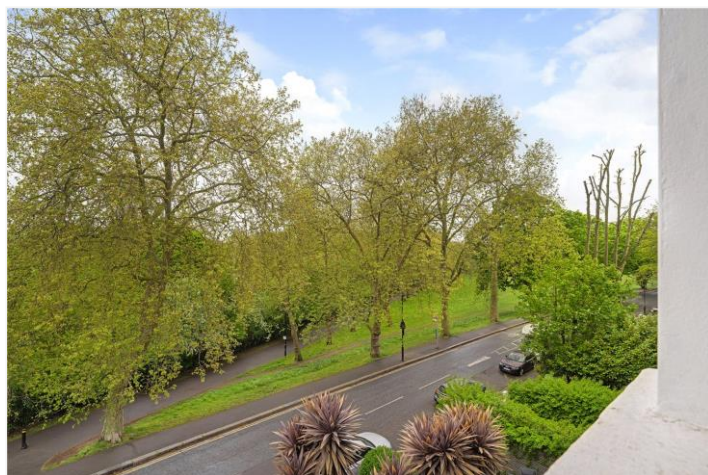




PECKHAM RYE, PECKHAM RYE, LONDON, SE15
£500,000 SHARE OF FREEHOLD

**A UNIQUE, SPACIOUS AND LIGHT FILLED SPLIT
 LEVEL FLAT, SITUATED ON PECKHAM RYE WITH
 VIEWS OVER THE COMMON.**

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Share of Freehold | Council Tax Band C – London Borough of Southwark
 | EPC Rating D

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DESCRIPTION:

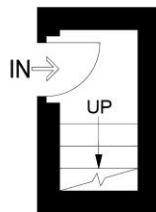
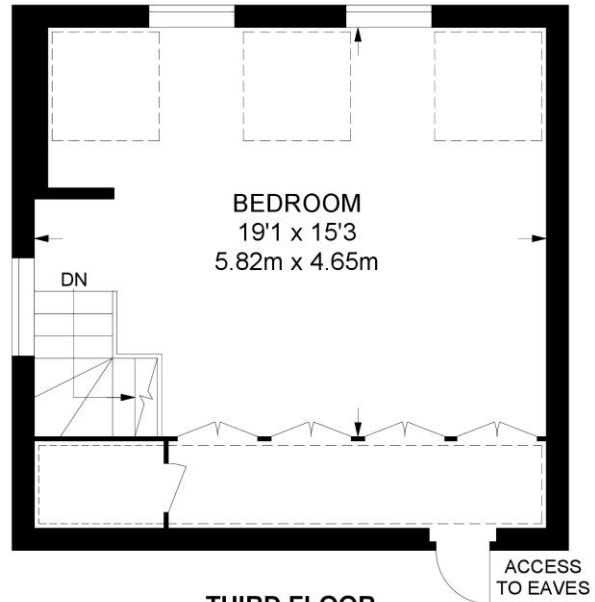
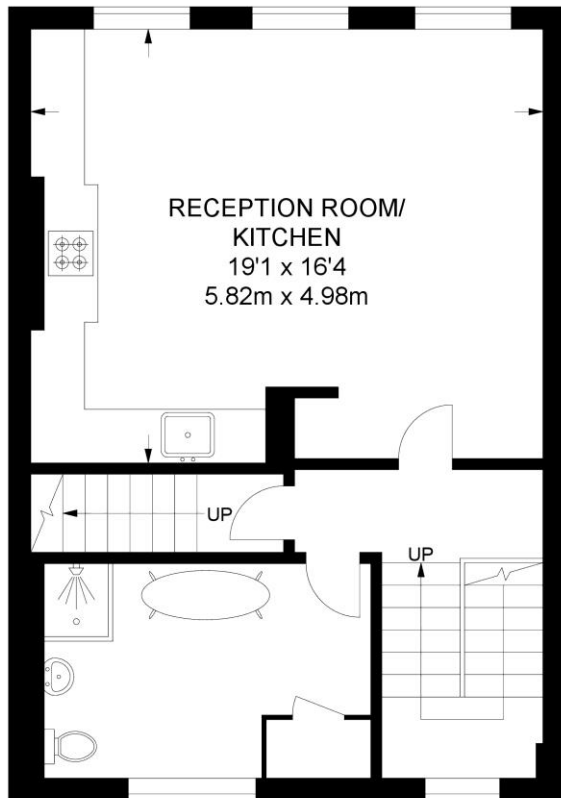
A unique, spacious, and light-filled split-level flat situated on Peckham Rye, with stunning views over the common. Positioned just off Peckham Rye Park, this charming home is ideal for first-time buyers or anyone seeking a stylish Pied-à-terre. Set within a semi-detached Victorian townhouse, the property features a large open-plan kitchen/reception area that boasts picturesque views over the Rye. The flat also includes a generous double bedroom and a spacious bathroom. While some internal updating may be desired, the property offers a beautiful blank canvas for someone eager to make their mark on the Southeast London property market. Additional benefits include a share of the freehold and an off-road parking space—a rare find in this sought-after location. The property is offered to the market chain free. The surrounding area offers a vibrant mix of local amenities, including cafes, pubs, independent shops, and expansive green spaces such as Nunhead Cemetery and Peckham Rye Park. Excellent transport links are available via numerous bus routes on your doorstep, while Peckham Rye Station (Overground), Honor Oak (East London Line), and East Dulwich (National Rail to London Bridge) are all within easy walking distance. Early viewings are highly recommended to fully appreciate all that this fantastic home has to offer.

AT A GLANCE

- Split-Level Flat
- Victorian Townhouse
- Generous Double Bedroom
- Excellent Transport Links
- Share of Freehold
- Off Street Parking







APPROXIMATE GROSS INTERNAL AREA
907 SQ FT / 84.2 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.

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

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