



CHOUMERT SQUARE, PECKHAM RYE, LONDON, SE15
OIEO £600,000 FREEHOLD

SITUATED ON THE UNIQUE AND HIGHLY SOUGHT AFTER CHOUMERT SQUARE IS THIS CHARMING ONE-BEDROOM COTTAGE.

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Tenure Freehold | Council Tax Band C – London Borough of Southwark |

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DESCRIPTION:

Open Day 11th May Situated on the unique and highly sought after Choumert Square is this charming one-bedroom cottage.

As you step onto the gated communal pathway and walk pass a charming well tendered front garden you nearly forget you are in the centre of Peckham Rye. Built in the latter half of the 19th century, Choumert Square is a private lane of 46 cottages leading to a large communal walled garden, the property was also built on the sunnier side of street with no opposite neighbours. The front gardens of this secret Southwark street have evolved over some 25 years, triggered initially by a few neighbours' gardening passions that infected the enthusiasm of others. The property comprises an open plan kitchen-reception, boasting engineered wood flooring, built in appliances, lots of natural light and all tied in neatly to offer a cozy, characterful ground floor. The first floor comprises a spacious bathroom and large double bedroom with built in wardrobes. If you're looking for character, charm and a good location you can't fail but to fall in love with this cottage. Transport links are provided via Peckham Rye with links to Central London including the East London tube line and easy access to the bars and restaurants on the Bellenden Road.

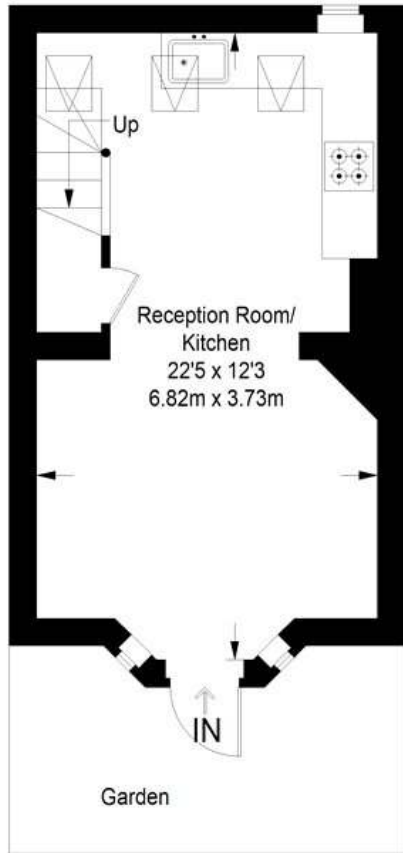
AT A GLANCE

- Open Day 11th May
- One Bedroom Cottage
- Open Plan Kitchen with Built-in Appliances
- Modern Bathroom
- Large Communal Garden
- Private Street
- School Catchment Area
- Great Transport Links

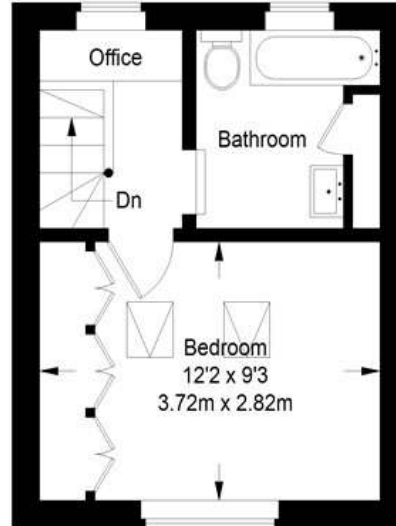




Choumert Square



Ground Floor = 262 sq ft



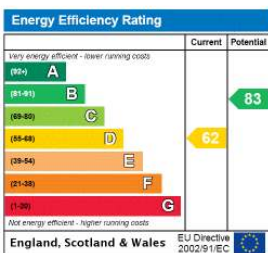
First Floor = 203 sq ft

Approximate Gross Internal Area
GROUND FLOOR = 262 sq ft / 24.34 sq m
FIRST FLOOR = 203 sq ft / 18.86 sq m
Total = 465 sq ft / 43.20 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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.



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