

MUSCHAMP ROAD, PECKHAM RYE, SE15  
£575,000 SHARE OF FREEHOLD

**A SPACIOUS THREE BEDROOM SPLIT LEVEL,  
FIRST FLOOR FLAT SITUATED WITHIN A  
SEMI- DETACHED VICTORIAN HOUSE.**

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**Winkworth**

Tenure Leasehold – Share of Freehold – 999 years approx. | Council Tax Band B –  
London Borough of Southwark | Building Works 50/50 split

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## DESCRIPTION:

A large and spacious, split level, first floor flat situated within a Semi-Detached Victorian house on Muschamp Road. The property comprises on the first floor a spacious reception with bay window, spacious kitchen-diner, large double bedroom and family bathroom. The second floor comprises a large double and a study / single bedroom. The property benefits from the potential to extend in to the loft STPP. The property is situated within easy access to local primary schools, also close to the bars and restaurants on both the Bellenden Road and Lordship Lane. Transport links are provided from Peckham Rye station with access to the Overground, East Dulwich for direct links to London Bridge and Honor Oak for the East London line.

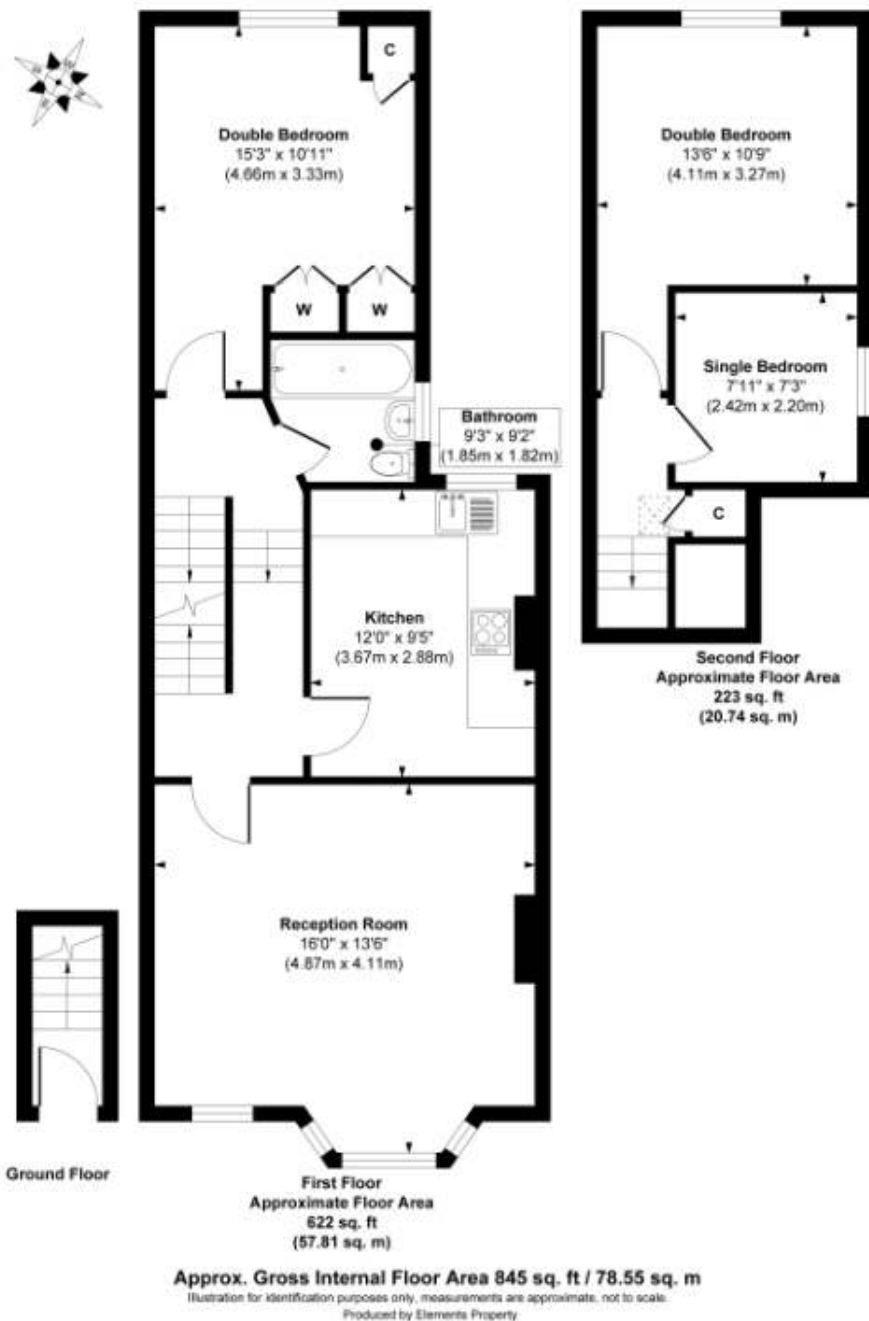
## AT A GLANCE

- Three Bedrooms
- Set Within A Semi-Detached House
- First Floor Flat
- Spacious Reception Room
- Kitchen-Diner
- Potential To Extend Into The Loft STPP
- Share Of Freehold
- Chain Free





## Muschamp Road



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
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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