



Oglander Road, Peckham Rye, London, SE15

£700,000 *Leasehold*

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Situated on a quiet residential street in the heart of Peckham Rye, this beautifully maintained 2-bedroom ground floor maisonette offers a rare combination of period charm, private outdoor space, and flexible living.

KEY FEATURES

- Quiet residential street in Peckham Rye
- Ground floor 2-bed maisonette with private entrance
- Two spacious double bedrooms
- Modern kitchen with smart layout
- Private south-facing garden
- Insulated garden room — ideal office or studio



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The property features two generous double bedrooms, a stylish living area, a modern kitchen, and a contemporary bathroom, all arranged over the ground floor with its own private entrance. High ceilings and large windows create a light, airy feel throughout.

To the rear, a private south-facing garden provides a peaceful escape, perfect for entertaining or unwinding. The fully insulated garden room adds valuable extra space — ideal for a home office, studio, or guest room.

Perfectly positioned between Peckham Rye Park and Bellenden Road, with its popular cafés, shops, and restaurants, the location also offers excellent transport links via Peckham Rye and East Dulwich stations for swift access to central London.

AGENT NOTES:

Mobile phone coverage:

EE (Good outdoor and variable in-home)

Three (Good outdoor and in-home)

O2 (Good outdoor and in-home)

Vodafone (Good outdoor and variable 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: Ultrafast Broadband: FTTP

Superfast Broadband: FTTC

Standard Broadband: ADSL

Networks in your area: Openreach

(Information supplied by Ofcom)

Flood Risk: High 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)

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.

MATERIAL INFO

Tenure: Leasehold

Term: 172 year and 8 months

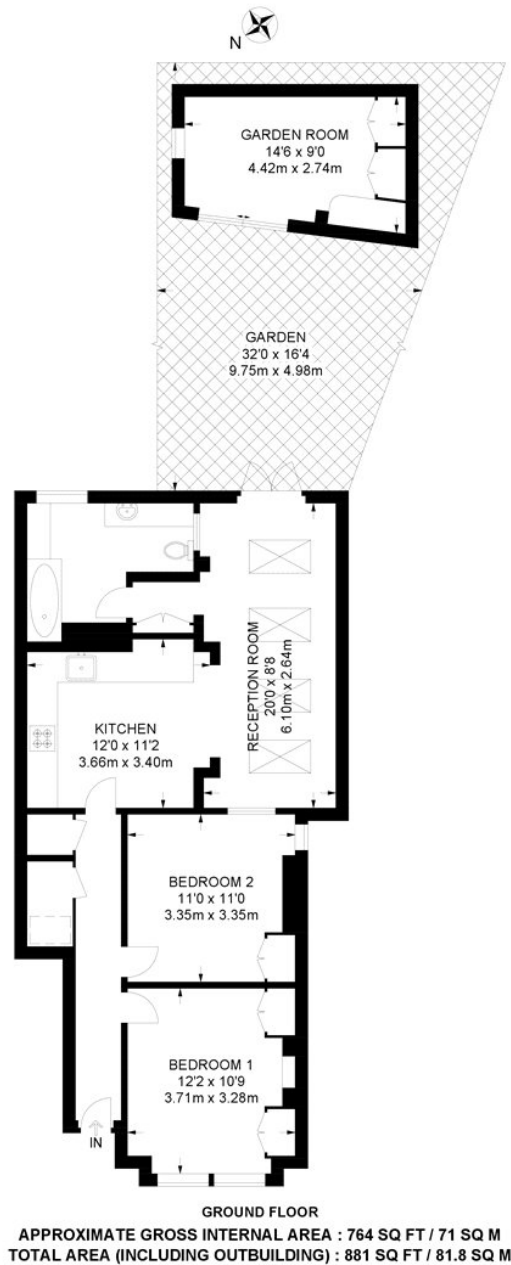
Service Charge: £800 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: B

EPC rating: D





For more information, scan the QR code or visit the link below

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/DUL250369>

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.

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