



Lugard Road, Peckham Rye, London, SE15

£400,000 — Offers in excess of - Leasehold

Situated on Lugard Road in the popular SE15 area, this well presented spacious two-bedroom, one-bathroom property with private balcony offers an excellent opportunity to acquire a well-sized home in a highly convenient South East London location.



- Spacious two-bedroom property
- Just under 700 sq ft of accommodation
- One bathroom
- Ideally positioned between Burgess Park and Peckham Rye Park
- Excellent transport links into the City and central London - a 3 minute walk to Queen's Road Peckham which has a 7 minute direct service to London Bridge
- Excellent access to local cafés, restaurants, shops and amenities
- Ideal for first-time buyers, professionals, families or investors



KEY FEATURES



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Extending to just under 700 sq ft, the property provides generous accommodation for a two-bedroom home, making it an appealing choice for first-time buyers, professional couples, sharers or investors alike. The well-proportioned layout offers plenty of scope for comfortable day-to-day living, whilst the two-bedroom arrangement provides the flexibility increasingly sought after by London buyers.

The location is a particular highlight. Set between two of South London's most popular green spaces, Burgess Park and Peckham Rye Park, residents have an abundance of outdoor space close to home. Both parks provide an ideal setting for walking, running, cycling, relaxing or simply enjoying some much-needed green space away from the hustle and bustle of the capital.

Transport connections are Queens Road Peckham Overground station is within easy walking distance, providing convenient services across London, whilst Nunhead station is also close by and offers further National Rail connections. Together, these stations provide quick and straightforward links into the City and central London, as well as onward connections across the capital and beyond.

The vibrant amenities of Peckham are also within easy reach. Rye Lane and the surrounding area offer an eclectic mix of independent cafés, restaurants, bars, shops, supermarkets and local businesses, alongside the area's well-established market and thriving cultural scene. Peckham has become one of South London's most desirable neighbourhoods, renowned for its combination of excellent transport, green spaces, independent businesses and lively community atmosphere.

The property is also particularly well positioned for local schools. John Donne Primary School and St Thomas the Apostle College are both approximately 0.1 miles away, making the location especially attractive to families looking for convenient access to local education.

With its generous proportions, two bedrooms, excellent transport connections, nearby green spaces and outstanding access to the amenities of Peckham, Lugard Road offers an exciting opportunity to purchase a well-located London home in a vibrant and increasingly popular part of SE15.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 102 years and 6 months
Service Charge: £2,500.00 per annum
Ground Rent: £10 Annually (subject to increase)
Council Tax Band: B
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor and in-home)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor and 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.)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and tenants are advised to seek their own legal advice)

Available Broadband:
Full Fibre Broadband
Copper Broadband

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	65 D
39-54	E		
21-38	F		
1-20	G		

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

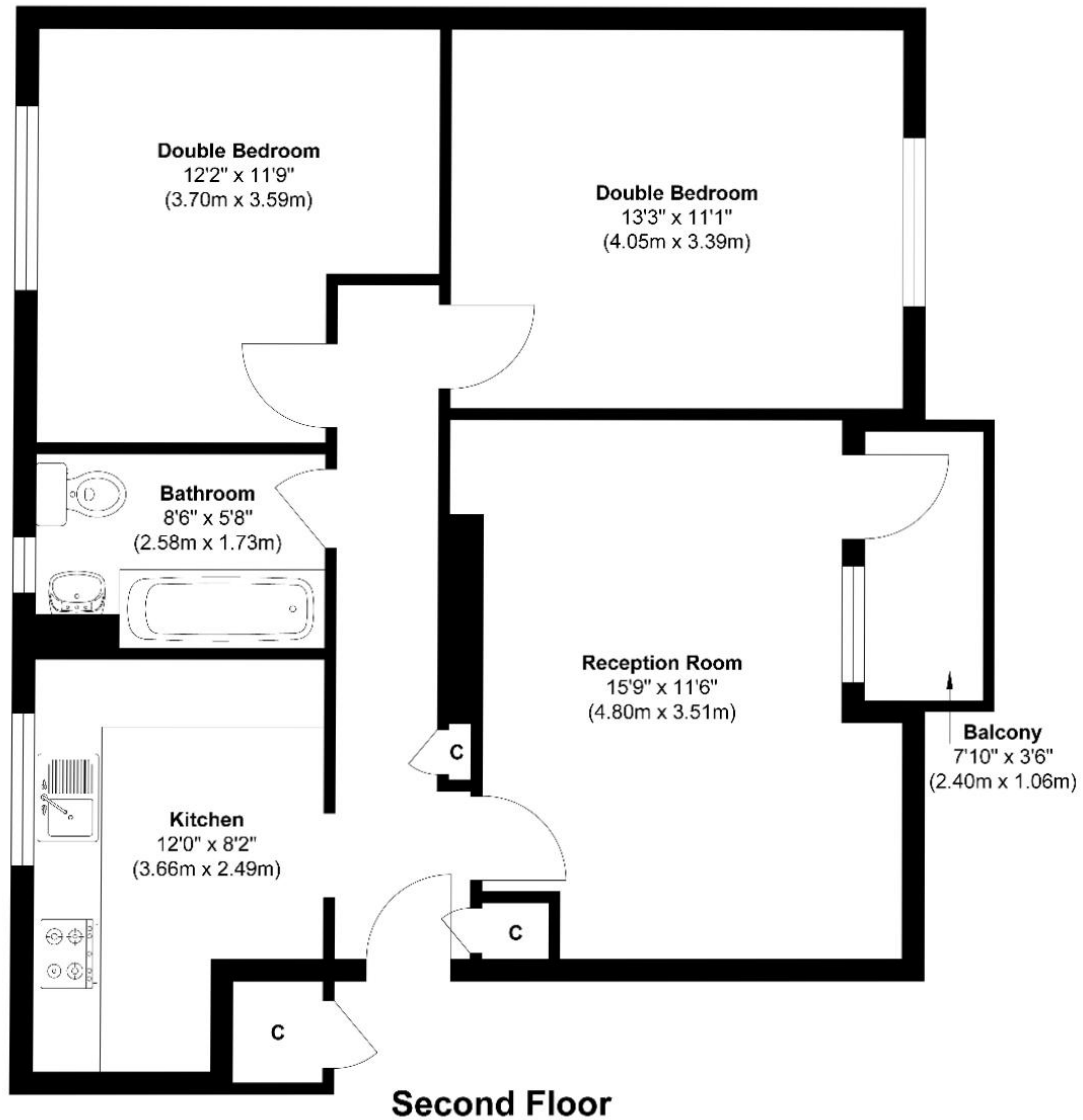


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Lugard Road



Approx. Gross Internal Floor Area 691 sq.ft / 64.23 sq. m

Illustration for identification purposes only, measurements approximate, not to scale

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