



Copleston Road, Peckham Rye, London, SE15

£525,000 *Offers in excess of – Leasehold*



Beautifully presented and occupying the ground floor of an attractive period property, this charming one-bedroom flat offers over 600 sq. ft. of bright and thoughtfully arranged accommodation, combining generous proportions with a wonderful sense of warmth and character.

KEY FEATURES

- Over 600 sq. ft. of bright, well-proportioned accommodation
- Private rear garden and separate cellar
- Close to Peckham Rye Park, Denmark Hill station, and the amenities of Peckham & Lordship Lane



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020 8299 2722 | dulwich@winkworth.co.uk



At the heart of the home is a spacious reception room, bathed in natural light and offering an inviting space to relax or entertain. High ceilings and well-balanced proportions create an airy feel, while the abundance of light throughout enhances the property's welcoming and homely atmosphere.

The generous double bedroom provides a peaceful retreat with ample space for storage, and the separate kitchen/diner is both practical and sociable, offering plenty of room for cooking, dining, and hosting family and friends.

To the rear, the property truly comes into its own with a good-sized private garden which also offers side access, providing a secluded outdoor haven that is perfect for al fresco dining, summer entertaining, gardening, or simply unwinding after a busy day. A separate cellar further enhances the property's practicality, offering valuable additional storage that is rarely found in similar homes.

Copleston Road is a highly regarded residential street, ideally positioned to enjoy the very best of South East London. Peckham Rye Park and its beautiful open green spaces are just a short stroll away, providing acres of parkland, gardens, and recreational facilities. Excellent transport links are available from nearby Denmark Hill station, with Overground and National Rail services offering swift access across London.

Residents are also perfectly placed to enjoy the vibrant lifestyle that Peckham has become renowned for, with its eclectic mix of independent cafés, award-winning restaurants, popular bars, and local markets. The ever-popular Lordship Lane is also within easy reach, offering an excellent selection of boutiques, delis, coffee shops, and everyday amenities. Combining impressive living space, excellent outdoor space, and a superb location, this delightful home presents an exceptional opportunity for first-time buyers, professionals, or investors alike.



MATERIAL INFORMATION

Tenure: Leasehold
Service charge: 0
Ground rent: 0
Buildings insurance - £700 annually in December
Council Tax Band: B
EPC rating: D

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

Full Fibre Broadband:
Fibre to the Premises
FTTP
Ultrafast Full Fibre
Gigabit fibre

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		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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

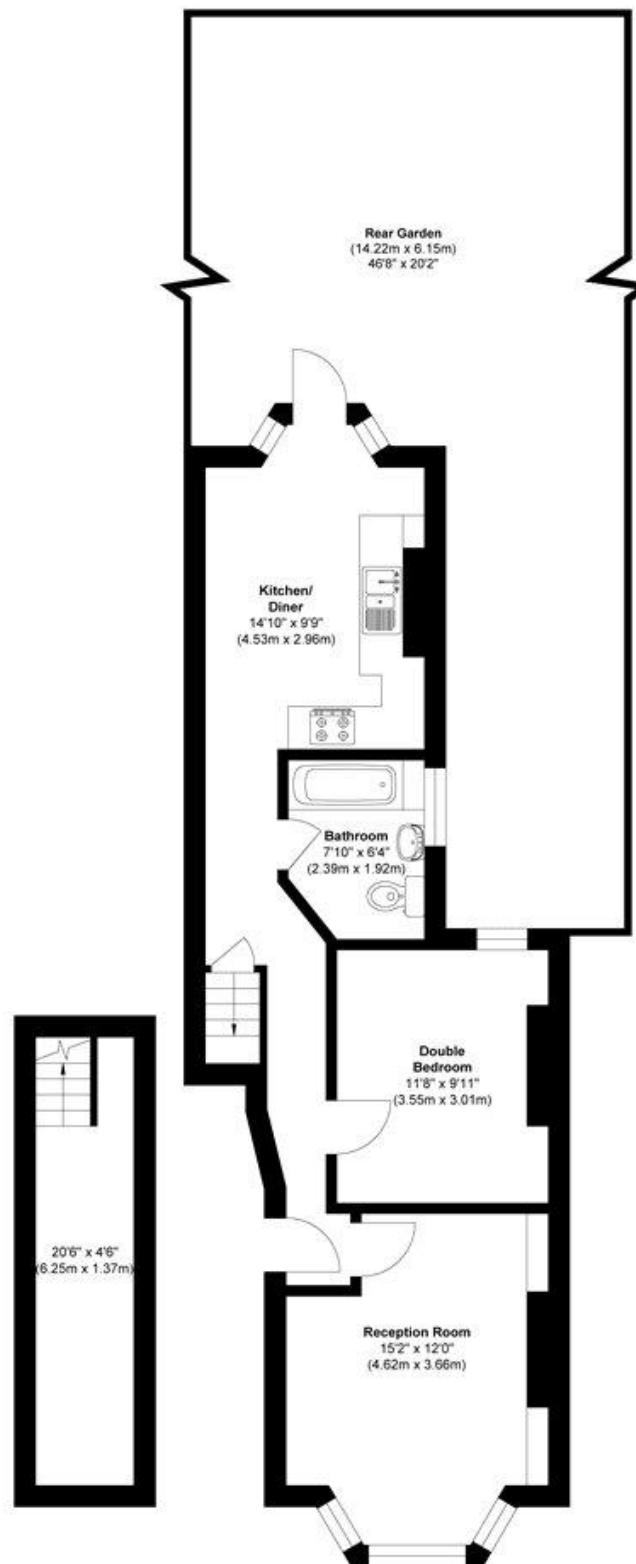


<https://www.winkworth.co.uk/sale/property/DUL260219>

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.



Copleston Road



Cellar

Ground Floor

Approx. Gross Internal Floor Area 649 sq.ft / 60.33 sq. m

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

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