



PECKHAM RYE, NUNHEAD, SE15  
GUIDE PRICE £400,000 LEASEHOLD

THIS IMMACULATELY PRESENTED TWO  
DOUBLE BEDROOM EX-LOCAL AUTHORITY FLAT  
IS OFFERED TO THE MARKET CHAIN FREE.

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## DESCRIPTION:

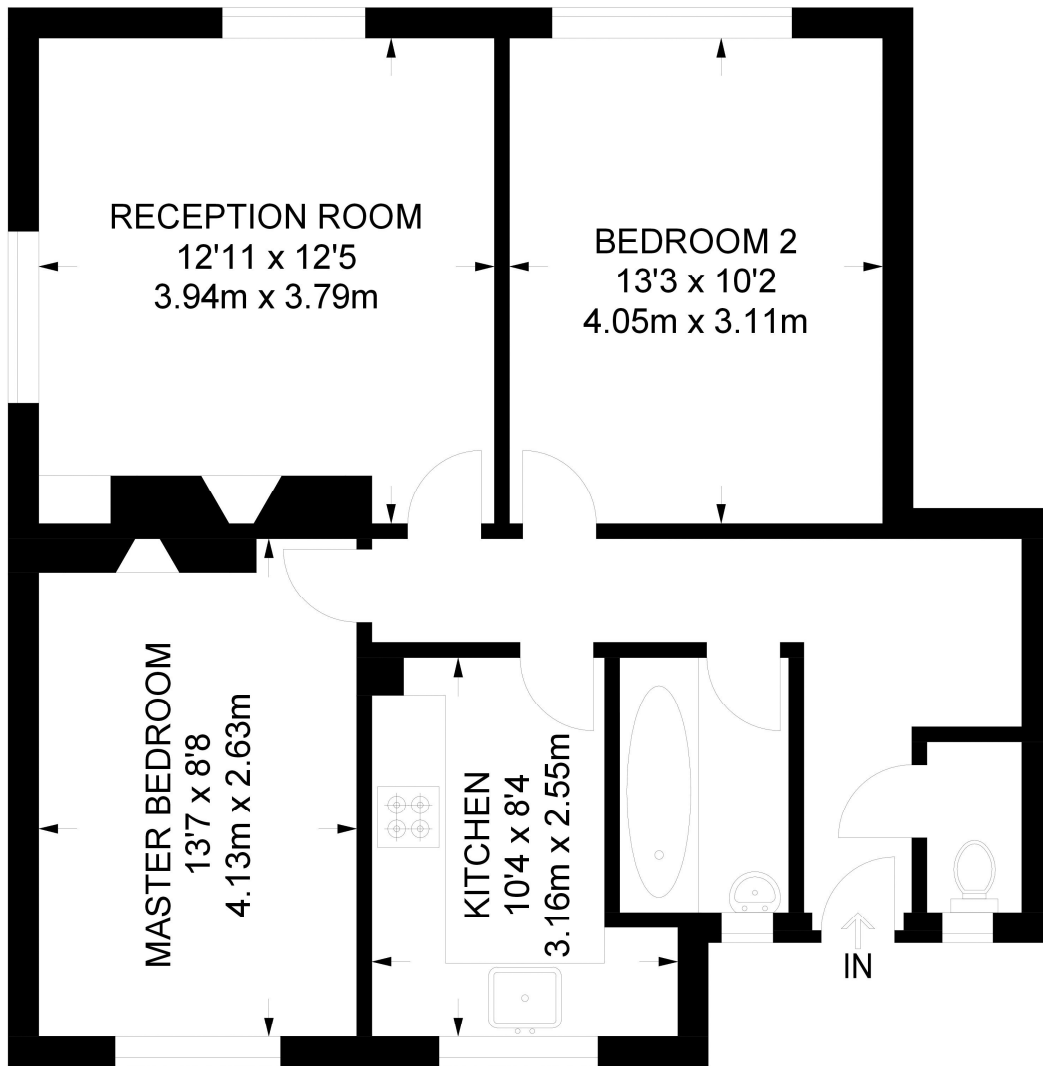
A stunning corner flat, situated in a fantastic location overlooking Peckham Rye Park. This immaculately presented two double bedroom ex-local authority flat is offered to the market chain free. Comprising a large reception with dual aspect windows overlooking the park, a large fully fitted kitchen with ample workspace, and two large double bedrooms, one overlooking the park and the other with skyline views of London. The property is offered to the market in fantastic condition, boasting wood flooring, high ceilings, and tasteful décor. Parking is available on a first come first serve basis. Transport links couldn't be better, multiple bus links give access to Central London and beyond. Short walk to Peckham Rye for the overground or Nunhead station for direct links to Victoria. Shops, bars, and restaurants are situated on Rye Lane, Lordship Lane, Nunhead Green, and Bellenden Road. This really is a wonderful flat in a fantastic location.

## AT A GLANCE

- Two Double Bedrooms
- Fourth Floor Flat
- Large Reception Room
- Separate Kitchen
- Skyline Views
- Chain Free



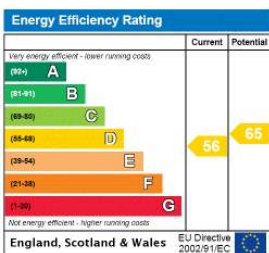




**FOURTH FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
629 SQ FT / 58.4 SQ M**

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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