



Alfred Fagon Apartments, Peckham Rye, London, SE15

£475,000 *Leasehold*

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Situated in the heart of vibrant Peckham, this well-presented apartment offers contemporary urban living with exceptional convenience. Ideally located within easy reach of Peckham Rye, Queens Road Peckham, and Nunhead stations, the property benefits from excellent transport links into Central London and beyond.

KEY FEATURES

- Excellent location near Peckham Rye, Queens Road & Nunhead stations
- Bright, well-proportioned living spaces ideal for modern living
- Access to a beautifully maintained private roof terrace
- Close to parks, independent cafés, shops & vibrant local amenities



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The apartment features bright and well-proportioned living spaces, perfectly suited to both relaxing and entertaining. A particular highlight is a beautifully maintained private roof terrace—an inviting space to unwind, socialise, and enjoy elevated views across the surrounding area.

The property is surrounded by an impressive range of local amenities. Peckham Rye Park and Common provide generous green open spaces, while the nearby high street and Bellenden Road are home to an eclectic mix of independent cafés, restaurants, bars, and boutique shops. The area is also renowned for its creative energy, with galleries, studios, and cultural venues all within easy reach.

For day-to-day convenience, there are supermarkets, gyms, and local markets close by, making this an ideal location for modern city living. Whether you're a first-time buyer, professional, or investor, this apartment represents a fantastic opportunity to enjoy everything this dynamic South East London neighbourhood has to offer.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 122 years
Service Charge: £2004 per annum (Includes Heating and Ground Rent)
Council Tax Band: C
EPC rating: B

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 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 / Fibre to the Premises / Full fibre / Gigabit fibre
Networks in your area: Virgin media, 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)

Tenure: Leasehold

Local Council: Southwark / Tax Band: C
EPC Rating: B

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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.





FIFTH FLOOR

APPROXIMATE GROSS INTERNAL AREA
542 SQ FT / 50.3 SQ M

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