



Adys Road, Peckham Rye, London, SE15

£475,000 *Offers in excess of - Share of Freehold*

Extending to over 700 sq. ft., the property provides well-balanced accommodation comprising two double bedrooms, a separate kitchen and a spacious living area, making it an ideal home for a wide range of buyers.



- Over 700 sq. ft. of accommodation
- Two double bedrooms
- Separate kitchen
- Close to the independent shops, cafés and restaurants of Bellenden Road and Lordship Lane
- Spacious living area
- Bright and spacious throughout
- Close to Peckham Rye Park and Goose Green
- Share of freehold with a low service charge
- Convenient for East Dulwich Train Station and Peckham Rye Overground Station

KEY FEATURES



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The property benefits from a bright and airy feel throughout, with the duplex style layout and well-proportioned rooms providing plenty of space for comfortable day-to-day living. The separate kitchen offers a practical and dedicated cooking space, while the generous living room provides an excellent area for relaxing, dining and entertaining.

The property's location is a particular highlight. Situated close to the attractive Peckham Rye Park, residents can enjoy extensive green open spaces, mature trees, recreational areas and walking routes, while Goose Green provides further opportunities to enjoy the outdoors.

For commuters, the property is ideally positioned for a choice of transport links. East Dulwich Train Station and Peckham Rye Overground Station are within easy reach, providing convenient connections into the City and Central London, as well as a range of destinations further afield. The excellent selection of nearby transport options makes Adys Road particularly appealing to professionals and commuters.

The area also offers an excellent selection of local amenities. The popular Bellenden Road is nearby and is renowned for its independent shops, cafés, restaurants and everyday conveniences as while the wider amenities of Lordship Lane are also easily accessible.

Peckham itself offers an increasingly vibrant mix of independent businesses, restaurants, bars, cultural venues and leisure facilities, creating a lively and varied neighbourhood in which to live.

With its generous floor area, two double bedroom accommodation, separate kitchen and bright living spaces, together with its excellent position for transport, green spaces and local amenities, the property represents an exciting opportunity to acquire a spacious home in one of South East London's most popular and well-connected neighbourhoods.



MATERIAL INFORMATION

Tenure: Share of freehold
Term: 107 years and 4 months
Service Charge: £900 PA - approx (also covers - Garden maintenance, window cleaning, buildings insurance etc)
Council Tax Band: C
EPC rating: B

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

Available broadband: Full Fibre Broadband
Available broadband and networks in your area: -
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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		

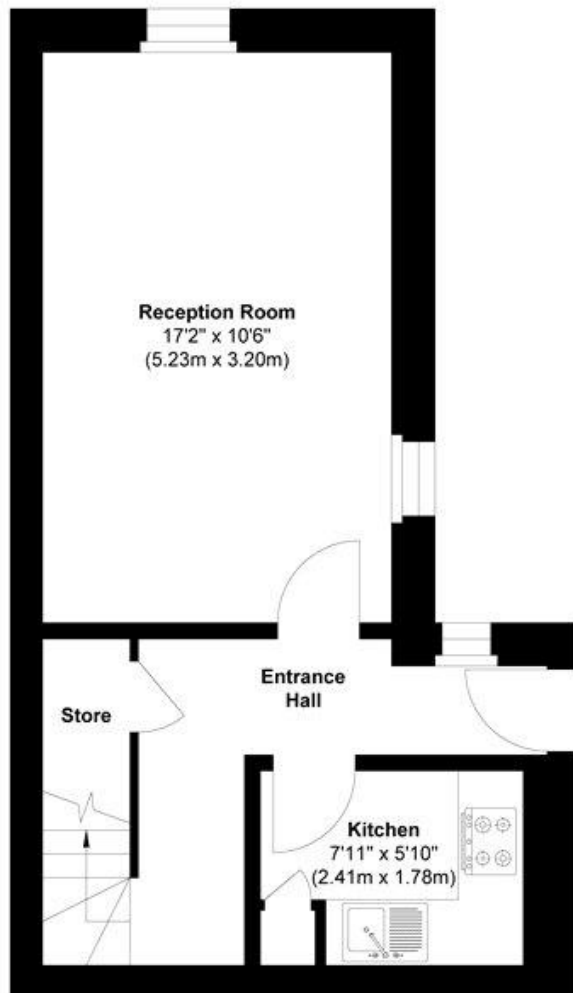
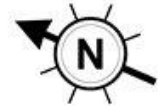
For more information, scan the QR code or visit the link below



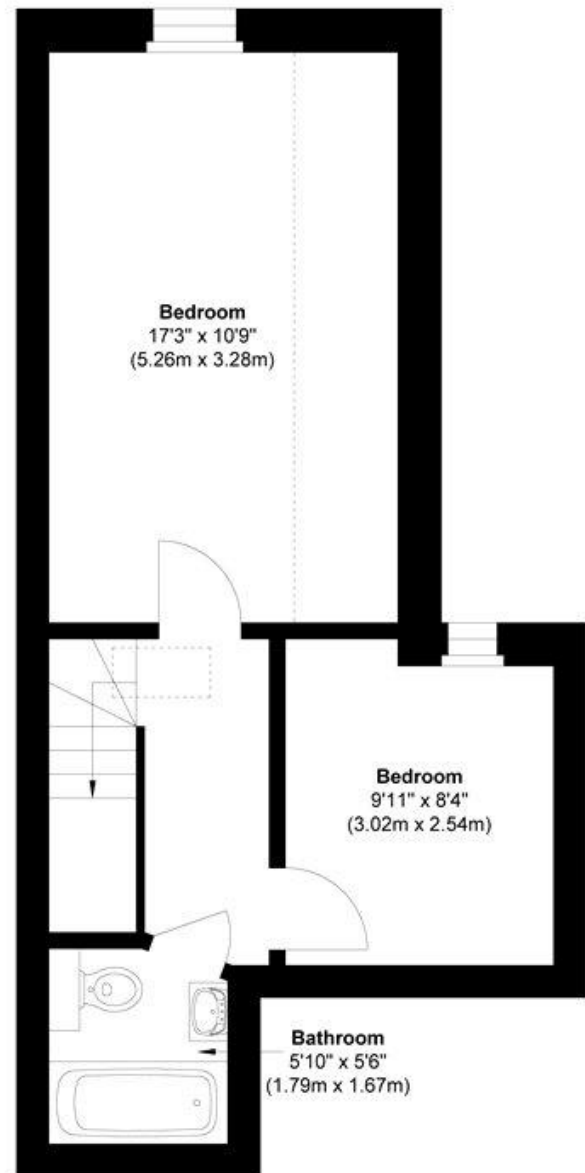
<https://www.winkworth.co.uk/sale/property/DUL250444>

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.

Adys Road, Packham, SE15



First Floor



Second Floor

Approx. Gross Internal Floor Area 705 sq.ft / 65.49 sq. m

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

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