



Dulwich Sales, 81-83 Lordship Lane, London SE22 8EP

T 020 8299 8300 E [dulwichsales@ludlowthompson.com](mailto:dulwichsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## CRONIN STREET PECKHAM



**SOLD**

**REF: 1645486**

### **2 Bed, Purpose Built Apartment, Private Balcony & Communal Garden**

Large Balcony - Long Lease - Great Location - Split Level - Secure Entry System - Double Glazing

A fantastic two bedroom purpose built apartment, split over four levels, on the market chain free. The property benefits from a private balcony, communal garden, storage cupboard in communal hallway and on-street parking. The apartment has a fantastic layout, gets flooded with natural light and is located within a short walk from Burgess park and Peckham Rye station. Consisting of a spacious bright reception leading out to a lovely private balcony, two double bedrooms, a large eat-in kitchen,... [continued below](#)

**Train/Tube** - Peckham Rye, Queens Road Peckham, East Dulwich, South Bermondsey

**Local Authority/Council Tax** - Southwark

**Tenure** - Leasehold

**ludlowthompson**



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# CRONIN STREET PECKHAM



Bathroom



Bedroom



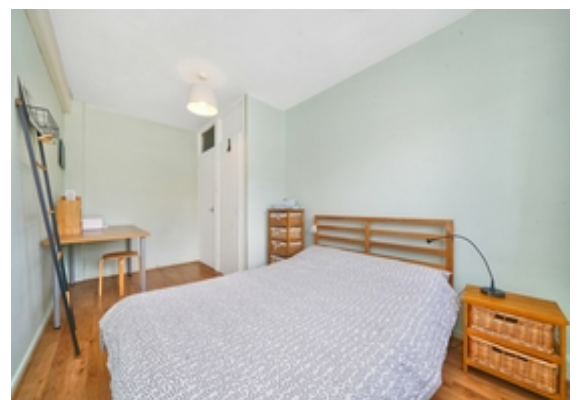
Balcony



Reception



Bedroom



Bedroom



# CRONIN STREET PECKHAM



Bedroom



Stairs



Bedroom 2



Bedroom 2



Bedroom 2



Kitchen



# CRONIN STREET PECKHAM



Kitchen



Kitchen



Exterior



Exterior



# CRONIN STREET PECKHAM



## Cronin Street, London, SE15

Approx. Gross Internal Area = 64.0sqm / 688.9sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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The apartment has a fantastic layout, gets flooded with natural light and is located within a short walk from Burgess park and Peckham Rye station. Consisting of a spacious bright reception leading out to a lovely private balcony, two double bedrooms, a large eat-in kitchen, and a three-piece bathroom.

It would make an excellent first time buy or London property investment.

Within a 5 minute walk you will find Central Venture Park, Jowett Street Park, and Calypso Gardens. Surrounded by transport links, including various bus stops, Peckham Rye station (0.9 mile - Overground / Southern / Southeastern / Thameslink) and Queens Road Peckham station (1.1 miles - Overground / southern Railway).

The huge Burgess Park is only 0.8 mile away, the largest park in Southwark, providing state of the art sports facilities, a lake, excellent horticulture and home to a variety of wildlife.

### Tenure Details

Tenure - Leasehold

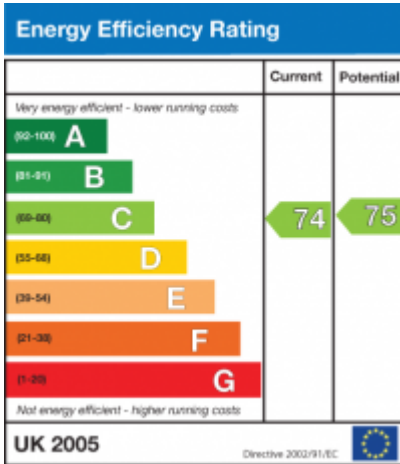
Lease Length - 108 years

Service Charges - £3073.29 per year

Ground Rent - £10 per year



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## CRONIN STREET PECKHAM



CALL 020 8299 8300

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### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Dulwich Sales Office quoting 1645486

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.