



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

T 020 8299 8300 E dulwichsales@ludlowthompson.com W www.ludlowthompson.com

PECKHAM HILL STREET PECKHAM



£625,000 FOR SALE

REF: 2827726

2 Bed, Period Apartment, Private Garden, Permit Parking

Private Garden - Surrounded By Transport Links - Share Of Freehold - Period Property - Amazing Location - Spacious And Bright

A gorgeous, chain free, spacious two-bedroom, two bathroom Georgian apartment, in a lively location on Peckham Hill street, benefiting from a rear garden and a share of freehold. Situated in a beautiful Georgian building rich in history and grade II listed. The flat comprises of a large reception / dining room with a sleek open-plan kitchen, two bedrooms, two bathrooms and an adorable back garden. The property combines beautiful period features with a superb modern finish and decor. All room... [continued below](#)

Train/Tube - Peckham Rye, Queens Road Peckham, Nunhead, New Cross Gate, Oval

Local Authority/Council Tax - Southwark

Tenure - Share of Freehold

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PECKHAM HILL STREET PECKHAM



Kitchen Alt



Garden Alt



Exterior



Reception Alt 2



Kitchen



Reception Alt



PECKHAM HILL STREET PECKHAM



Lounge



Bathroom



Bedroom 1



Bedroom



WC



Garden



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External Alt



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Peckham Hill Street

Approximate Gross Internal Area = 783 sq ft / 72.8 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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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Situated in a beautiful Georgian building rich in history and grade II listed. The flat comprises of a large reception / dining room with a sleek open-plan kitchen, two bedrooms, two bathrooms and an adorable back garden.

The property combines beautiful period features with a superb modern finish and decor. All rooms have chic wood flooring and lovely big windows which allow loads of natural light into the apartment. The reception enjoys a high ceiling, interior columns and a fireplace. The back garden is provides the perfect outdoors space for gatherings or just enjoying a morning coffee.

Located 2 min away from Peckham High Street and near from Old Kent Road, where lots of amenities, pubs, eateries and shops can be found.

It is a few minute walk to Surrey Canal Walk and Bells Gardens Playground. Peckham Rye Station (Overground / Southern / Thameslink / Southeastern) is also within walking distance.

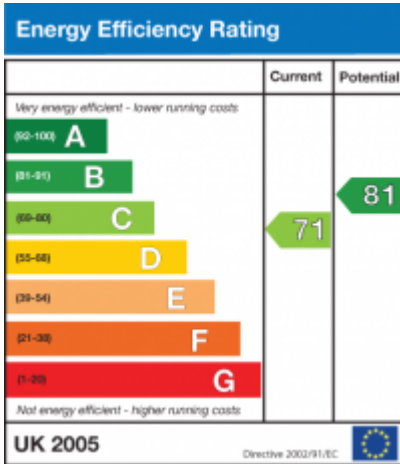
Tenure Details

Tenure - Share of Freehold

Lease Length - 999 years



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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 2827726

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.