



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)

# HIGHSHORE ROAD PECKHAM



£325,000 FOR SALE

REF: 2855818

## 1 Bed, Purpose Built Apartment, Permit Parking

Open-Plan Kitchen / Reception - 5 Minutes From Peckham Rye Station - Modern Development - Being Sold Through Online Auction - Surrounded By Amenities - 993 Years Lease

A stunning, spacious one bedroom apartment, on the second floor of a modern development, in the heart of Peckham. Offered Chain Free. This amazing property features window walls in both the bedroom and the open plan living area, allowing so much natural light inside. The large reception has a modern, high spec, fully-fitted open plan kitchen, and the spacious double bedroom includes a built-in wardrobe. There is also a fully tiled, contemporary shower room. Located at the junction between Hig... [continued below](#)

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

**Local Authority/Council Tax** - Southwark

**Tenure** - Leasehold

**ludlow**thompson



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)

# HIGHSHORE ROAD PECKHAM



Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



Reception / Kitchen



Hallway



Bedroom



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)

# HIGHSHORE ROAD PECKHAM



Bedroom



Bathroom



Bathroom



Exterior



Exterior



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)

# HIGHSHORE ROAD PECKHAM



## Highshore Road, SE15

Approx. Gross Internal Area = 39.0sqm / 419.8sqft



Second Floor



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.



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)

# HIGHSHORE ROAD PECKHAM



A stunning, spacious one bedroom apartment, on the second floor of a modern development, in the heart of Peckham. Offered Chain Free.

This amazing property features window walls in both the bedroom and the open plan living area, allowing so much natural light inside. The large reception has a modern, high spec, fully-fitted open plan kitchen, and the spacious double bedroom includes a built-in wardrobe. There is also a fully tiled, contemporary shower room.

Located at the junction between Highshore Road and the lively Rye Lane, which is rich in local amenities, with a plethora of shops and bus stops at your doorstep. Ideally situated 0.3 mile from both Peckham High Street and Peckham Rye station (Overground / Southern / Thameslink / Southeastern). Within short walking distance there are numerous restaurants, pubs, supermarkets and green spaces.

Being Sold by Online Auction

Starting Bids from: £320,000

Buy it now option available

Please call or visit Online Auctions for more information.

This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact: Ludlow Thompson

General Information:

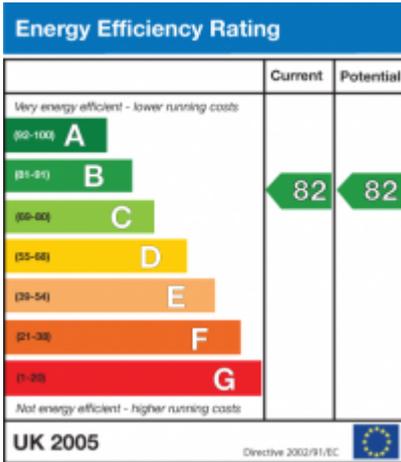
Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty.



# HIGHSHORE ROAD PECKHAM





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)

# HIGHSHORE ROAD PECKHAM



CALL 020 8299 8300

REF: 2855818

## 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 2855818

## 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.