



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

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

GARNIES CLOSE PECKHAM



SOLD

REF: 792108

4 Bed, Purpose Built Apartment, Private Terrace & Private Balcony, Off Street Parking

Private Balcony - Chain Free - Great Location - Four Bedrooms - Spacious

An opportunity to own a chain free, four bedroom apartment in a great location. It benefits from it's own private balcony / terrace. Perfect as a family home or as a rental. It consists of three floors, plus a generously sized roof terrace. In the first floor, you find a big kitchen and a WC. Going upstairs, there is a large reception, a bathroom and two double bedrooms on the second floor, and on the third floor you find two more double bedrooms and a small storage room. The rooms are spacious... [continued below](#)

Train/Tube - Peckham Rye, Queens Road Peckham, South Bermondsey

Local Authority/Council Tax - Southwark

Tenure - Leasehold

ludlowthompson



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Kitchen



Kitchen



WC



Reception



Bedroom 1



Bedroom 2



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Bathroom



Bedroom 3



Bedroom 4



Stairs



Terrace



Terrace



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Exterior



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Amstel Court

Approximate Gross Internal Area = 1111 sq ft / 103.3 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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You would be surrounded by bus links, schools and amenities. It is a few minutes walk to Burgess Park and close to Queens Road Peckham and Peckham Rye Train Stations. The South London Gallery and The Lighthouse Theatre are also within walking distance.

Tenure Details

Tenure - Leasehold

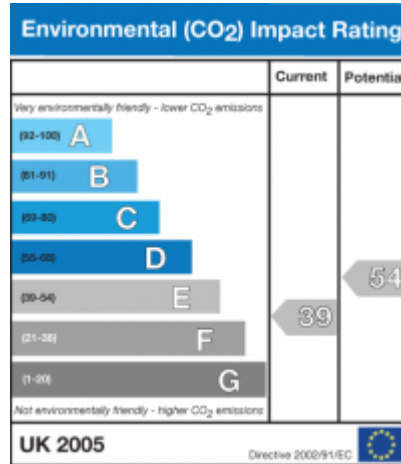
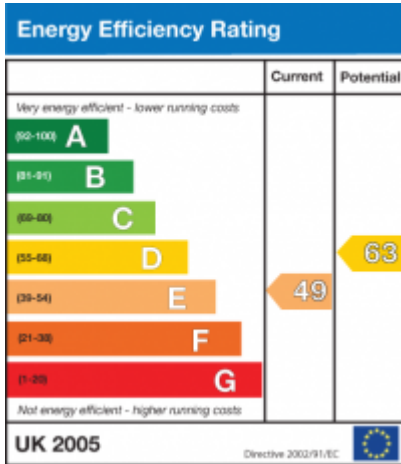
Lease Length - 109 years

Service Charges - £4000 per year

Ground Rent - £10 per year



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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 792108

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.