



**KNIGHTSBRIGE COURT, OGLANDER ROAD, PECKHAM RYE, LONDON, SE15
OIEO £800,000 LEASEHOLD**

**A RARE AND REMARKABLE, TWO-BEDROOM
PROPERTY SITUATED IN A FANTASTIC LOCATION
BETWEEN BELLENDEN ROAD AND LORDSHIP LANE.**

Dulwich | 020 8299 2722 | dulwich@winkworth.co.uk

Tenure Leasehold approx. 114 yrs remaining | Council Tax Band C – London Borough of Southwark | Service Charge £1680 pa | Ground Rent £350 pa

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DESCRIPTION:

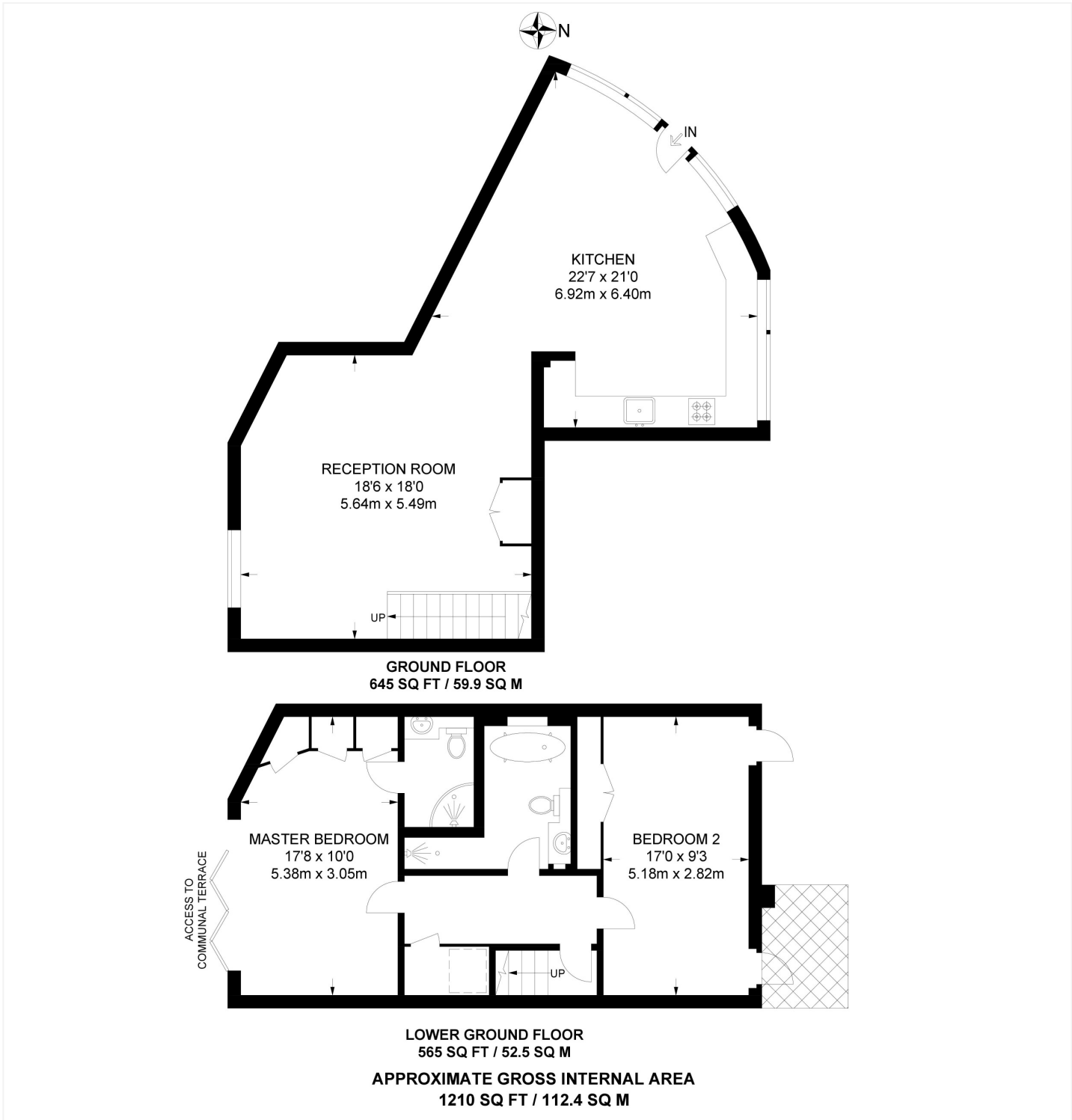
Offered to the market chain free, and situated within this stunning period building is this two double bedroom maisonette. Offered in immaculate condition and spreading over 1200 square foot, the property provides a welcoming open-plan kitchen diner on entry, boasting built in appliances, lots of storage and high ceilings. The reception is situated towards the rear and finishes to a high standard, stairs through the reception leads to the lower ground floor. The lower ground floor offers two very spacious double bedrooms, both boasting built in wardrobes and decorated impeccably. One of the standout features of this stunning property is the family bathroom, boasting a free standing roll top bath and walk in shower. Oglander Road is ideally located close to the shops, restaurants and amenities of Bellenden Road, Lordship Lane and Peckham Rye. School catchments are in abundance with the Belham primary and St John's & St Clement's primary just around the corner. Transport links are in abundance with East Dulwich for direct links to London Bridge and Peckham Rye for the overground.

AT A GLANCE

- Three Double Bedrooms
- Two Modern Bathrooms
- Modern Open-Plan Kitchen/Diner
- Large Reception Room
- Maisonette
- School Catchment Area
- Great Transport Links







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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