



HINCKLEY ROAD, PECKHAM RYE, LONDON, SE15  
OIEO £600,000 SHARE OF FREEHOLD

## THIS FANTASTIC, LARGE TWO BEDROOM GROUND FLOOR GARDEN FLAT IS SITUATED IN A PRIME LOCATION IN PECKHAM RYE.

### DESCRIPTION:

This fantastic, large two bedroom ground floor garden flat is situated in a prime location in Peckham Rye, moments from Goose Green park and the hustle and bustle of Lordship Lane and Bellenden Road.

The property benefits from a spacious, high ceilinged reception, two good double bedrooms, modern kitchen, bathroom and private garden to rear. Peckham Rye and East Dulwich stations are within easy reach and therefore connections onto the overground for multiple London terminals. This is a fantastic flat in a superb location.

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

Tenure Share Of Freehold | Council Tax Band C – London Borough of Southwark |  
Service Charge TBC | Ground Rent TBC

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### AT A GLANCE

- Two Double Bedrooms
- Ground Floor Garden Flat
- Reception Room
- Modern Kitchen
- Modern Bathroom
- Cellar
- Superb Location

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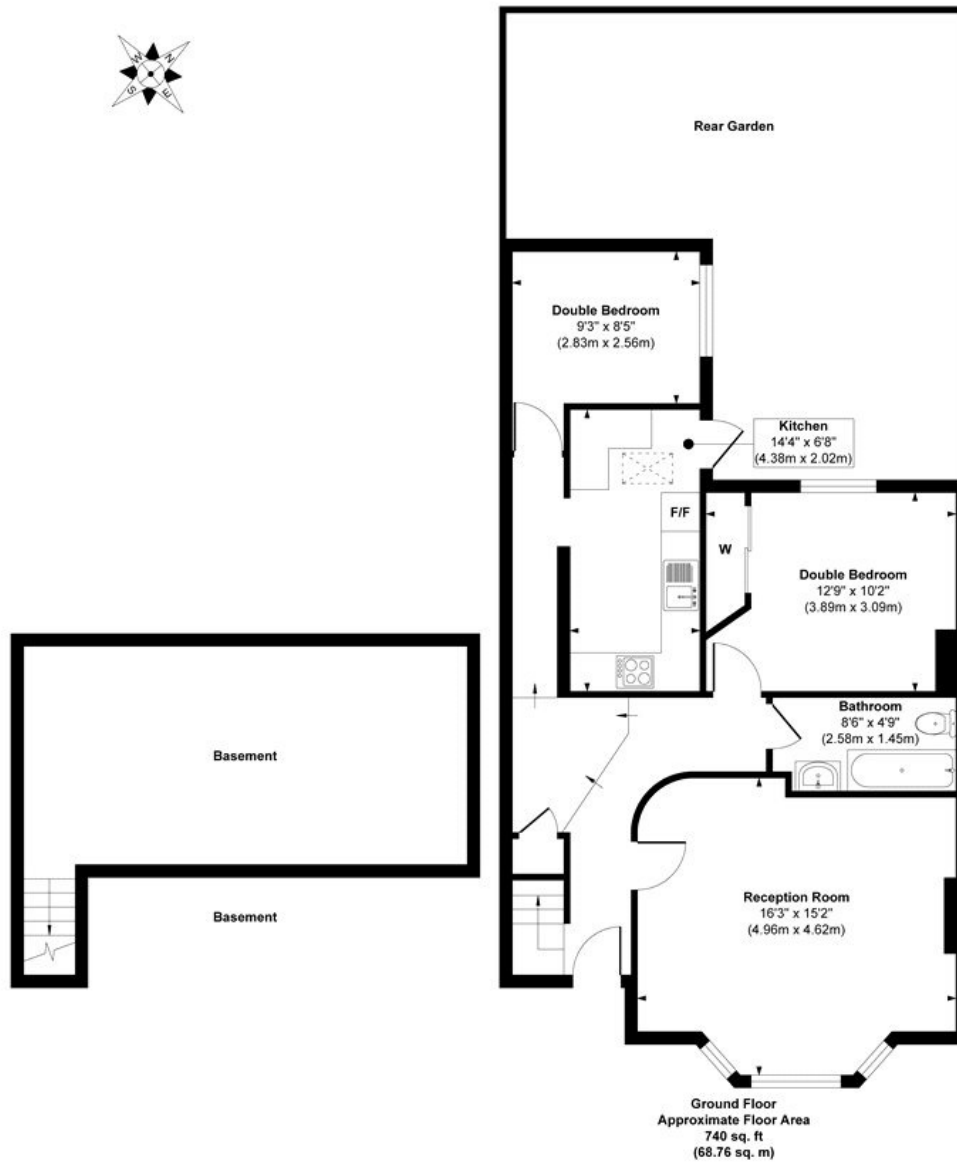








# Hinckley Road



**Approx. Gross Internal Floor Area 740 sq. ft / 68.76 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	77
(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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