



AUSTINS COURT, PECKHAM RYE, PECKHAM RYE, LONDON, SE15  
OIEO £425,000 LEASEHOLD

## A SPACIOUS FIRST FLOOR FLAT, SITUATED WITHIN A POPULAR DEVELOPMENT OVERLOOKING PECKHAM RYE PARK.

### DESCRIPTION:

This fantastic two double bedroom flat is offered to the market in great condition. Comprising two double bedrooms, the principal of which boasts built in wardrobes, a spacious reception with tonnes of natural light and a separate kitchen, complete with built in appliances. The property benefits from secure, electric gated entry and boasts its own parking space.

The location offers fantastic access to the shops, bars and restaurants on Rye Lane, Bellenden Road and Lordship Lane. Transport links are in abundance with Peckham Rye for the overground, Nunhead station or East Dulwich station.

### AT A GLANCE

- Two Double Bedrooms
- Spacious Reception Room
- Modern Fitted Kitchen
- Modern Bathroom
- Electric Gate Entry
- Allocated Parking Space

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

Tenure Leasehold approx. 97 yrs remaining | Council Tax Band C – London Borough of Southwark | Service Charge £2500 pa | Ground Rent £200 pa

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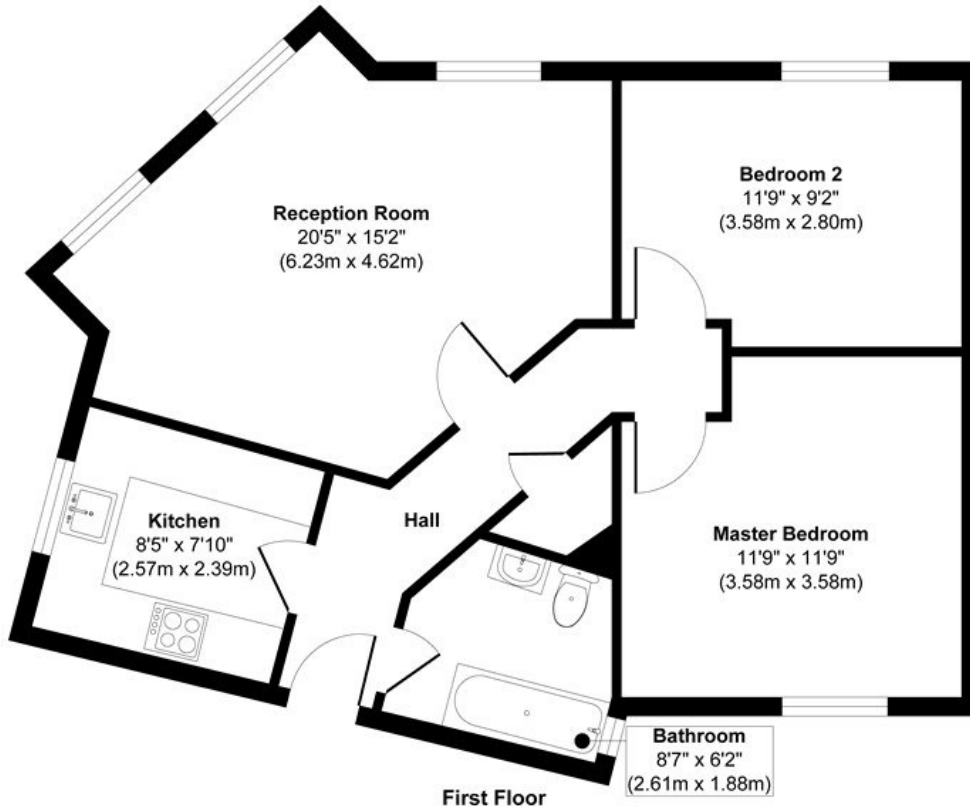
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# Austins Court



**Approx. Gross Internal Floor Area 620 sq. ft / 57.63 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
<small>Very energy efficient - lower running costs</small>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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