



WHORLTON ROAD, PECKHAM RYE, LONDON, SE15
£550,000 LEASEHOLD

A CHARMING TWO DOUBLE BEDROOM
GROUND FLOOR GARDEN FLAT, SITUATED
ON A POPULAR ROAD IN PECKHAM RYE.

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

Winkworth

Tenure Leasehold approx. 109 yrs remaining | Council Tax Band C – London Borough of Southwark | Service Charge None | Ground Rent £100 pa

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DESCRIPTION:

This fantastic two double bedroom ground floor garden flat is offered to the market in fantastic condition. Boasting wood floors throughout the property, both doubles are situated towards the front of the property, both benefitting from high ceilings, original features and a neutral, tasteful décor. The open plan kitchen/ living room is situated in the heart of the property, incorporating ample living space, whilst also including a fantastic open plan fully fitted kitchen and kitchen island.

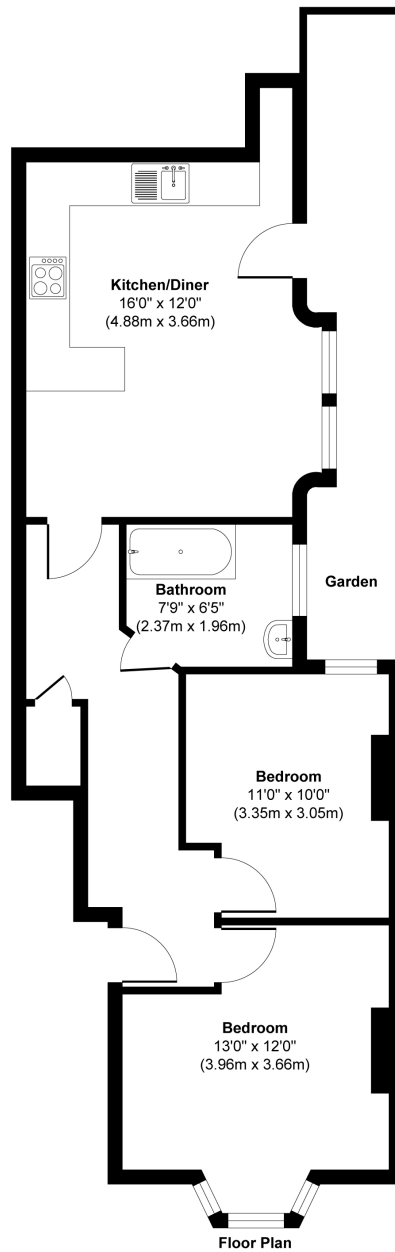
The property is ideally situated to benefit from easy access to Peckham Rye with its array of fantastic shops, bars and restaurants. Transport links are provided via Peckham Rye for the overground.

AT A GLANCE

- Two Double Bedrooms
- Ground Floor Flat
- Open Plan Kitchen-Reception
- Modern Bathroom
- Private Rear Garden
- Excellent Location



Whorlton Road



Floor Plan

Approx. Gross Internal Floor Area 607 sq. ft / 56.40 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(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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