



PECKHAM RYE, PECKHAM RYE, LONDON, SE15  
£525,000 SHARE OF FREEHOLD

A FANTASTIC TWO BEDROOM SPLIT LEVEL  
MAISONETTE SET WITHIN A BANK CONVERSION  
AND ARCHITECTURALLY DESIGNED.

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Tenure Shar of Freehold | Council Tax Band D – London Borough of Southwark | Service Charge TBC | Ground Rent £250 pa

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## DESCRIPTION:

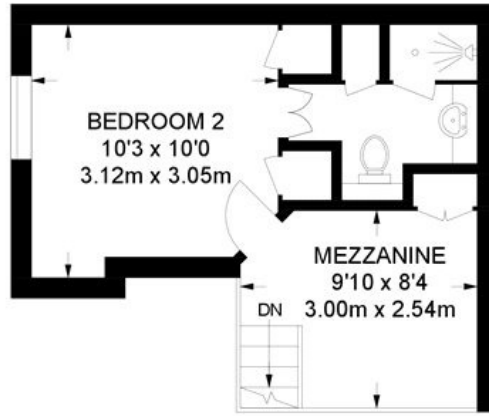
A fantastic two-bedroom split level maisonette set within a bank conversion and architecturally designed. It offers a double high ceiling with the original bank windows allowing light to flood through the open plan kitchen, living, dining area. The accommodation comprises two double bedrooms, one with an en-suite shower room and built-in storage. A second double bedroom, with high-end bathroom. The living space also comprises a mezzanine level, overlooking the rest of the reception space. The kitchen boasts high spec appliances, Oak wooden surfaces and Limestone tiled flooring. The property is situated in Peckham Rye, with views facing the commons but in close proximity to both Lordship Lane and Bellenden Road, coffee shops and the independent outlets that Peckham is becoming so famous for. If you're looking for something out of the ordinary and with exceptional quality then look no further.

## AT A GLANCE

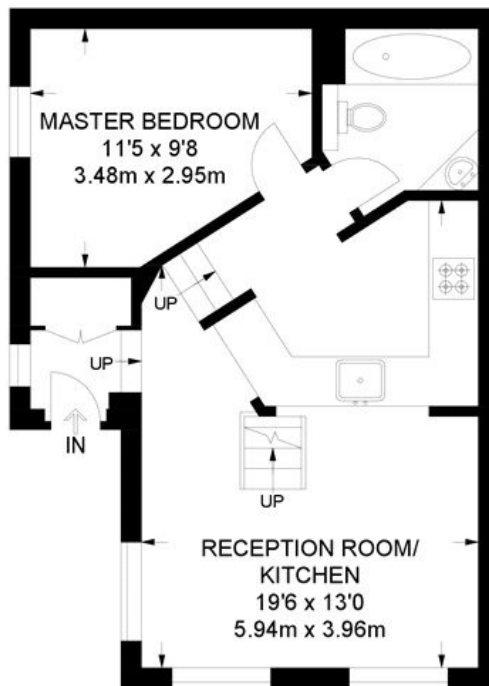
- Two Double Bedrooms
- Split Level Maisonette
- Open-Plan Kitchen/Living Area
- Modern Bathroom & Ensuite Shower Room
- Built-in Storage
- Share of Freehold







**FIRST FLOOR**  
229 SQ FT / 21.3 SQ M



**GROUND FLOOR**  
422 SQ FT / 39.2 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
651 SQ FT / 60.5 SQ M

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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