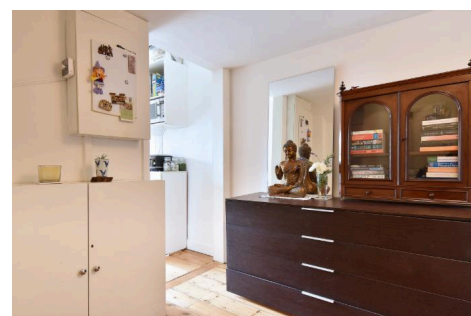


Flat 1, 200a, Peckham Rye , SE22 0LU · 1 bedroom Flat

£550,000



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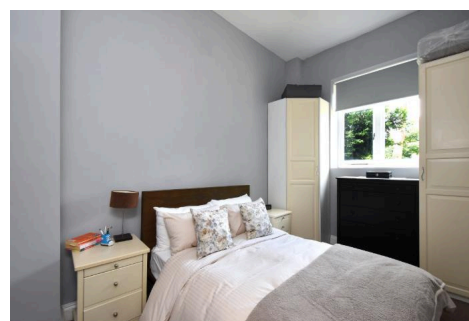
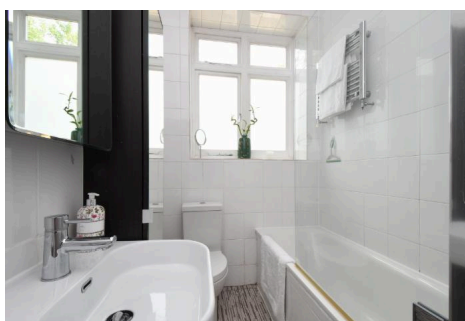
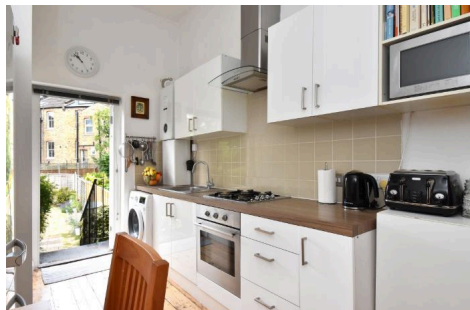
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Property description

Occupying the entire raised ground floor of an elegant semi-detached Victorian residence, this exceptional one-bedroom flat enjoys a truly enviable position directly overlooking the 64 acres of Peckham Rye and benefits from a remarkable southwest-facing private garden extending to approximately 68ft (20m).

Upon approach, it is impossible not to be impressed by the striking Victorian façade. Set back from the road behind a walled communal front garden, the building boasts attractive exposed brickwork and traditional sash windows. A small flight of steps leads to the grand raised ground floor entrance, where an impressive original front door opens into the communal hallway.

The flat itself opens into a generous entrance hall featuring high ceilings, a large storage cupboard, and beautifully preserved exposed wooden floorboards, which continue throughout much of the accommodation.

Positioned at the front of the property is a magnificent reception room full of period charm and character. High ceilings, exposed floorboards, and an attractive feature fireplace create a wonderful sense of space, while the impressive floor-to-ceiling bay window floods the room with natural light and frames delightful views across the open green spaces of Peckham Rye.

To the rear of the property is a spacious kitchen/breakfast room, which continues the period theme with high ceilings and exposed wooden flooring. The kitchen is fitted with a range of wall and base units, complemented by tiled splashbacks and



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wood-effect worktops incorporating a gas hob and sink. There is ample room for a breakfast table and chairs, making it an ideal space for everyday dining. A glazed patio door opens onto a charming cast-iron balcony, with steps leading directly down to the garden.

The garden is a particular highlight and exceptionally large for a one-bedroom flat, extending to approximately 68ft (20m). Immediately adjoining the property is a generous patio terrace which enjoys afternoon and evening sunshine thanks to its desirable southwest-facing aspect. Beyond lies an expansive lawn bordered by a variety of mature plants and shrubs, creating a private and peaceful outdoor retreat.

Back inside, the bathroom is fully tiled and fitted with a contemporary white three-piece suite, including a bath with shower above and a heated towel rail. A frosted window provides both natural light and ventilation.

Adjacent is the well-proportioned double bedroom, complete with fitted wardrobes and a pleasant outlook over the rear garden.

The property is superbly positioned on the East Dulwich side of Peckham Rye, offering excellent access to both East Dulwich and Peckham Rye stations, providing regular services to London Bridge, Victoria, Canada Water and Overground connections across London. Numerous bus routes are also nearby, making travel into Central London quick and convenient.

Peckham Rye itself offers an eclectic and vibrant mix of independent shops, cafés, bars, pubs and restaurants, placing the property right in the heart of one of South East London's most sought-after neighbourhoods. Lordship Lane, renowned for its thriving selection of boutiques, eateries and popular local amenities, is also just a short stroll away, along with North Cross Road and its much-loved Saturday market, where you can browse artisan food stalls, fresh flowers, vintage clothing and a host of other unique treasures.

Property features

- Exceptional one-bedroom flat enjoys a truly enviable position directly overlooking Peckham Rye
- Remarkable southwest-facing private garden extending to approximately 68ft (20m)
- Raised ground floor of a stunning Victorian period conversion
- Generous entrance hall with plenty of storage
- Large characterful front reception room
- Double glazed windows throughout
- Kitchen breakfast room
- Bathroom
- Close to amenities of Lordship Lane, Peckham and green open spaces
- Close to East Dulwich station and Peckham Rye station



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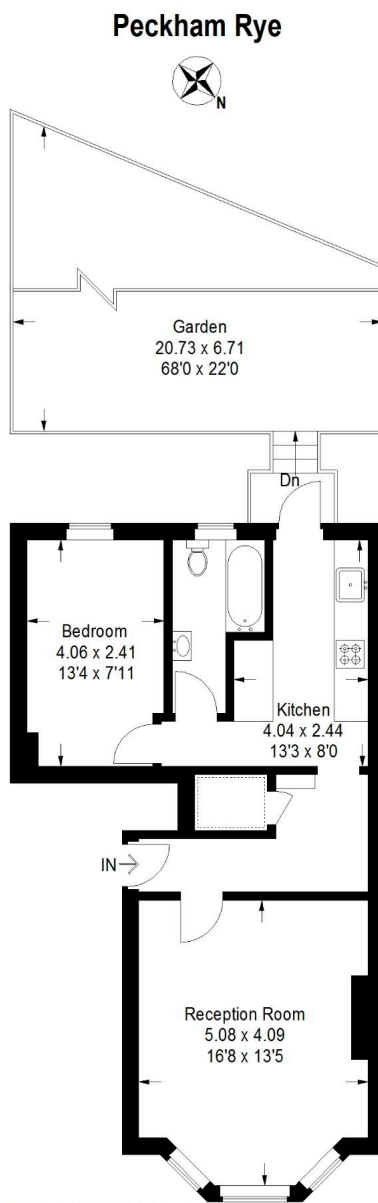
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Raised Ground Floor

 = Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
53.0 sq m / 570 sq ft

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates.



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