

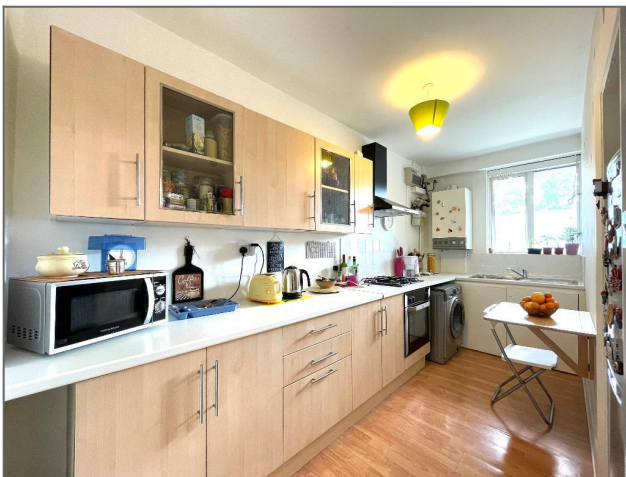
# Kushy Move

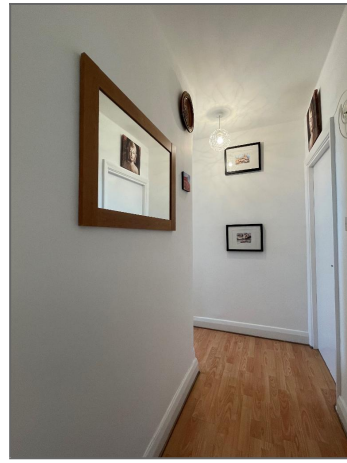


**Peckham Rye SE15**

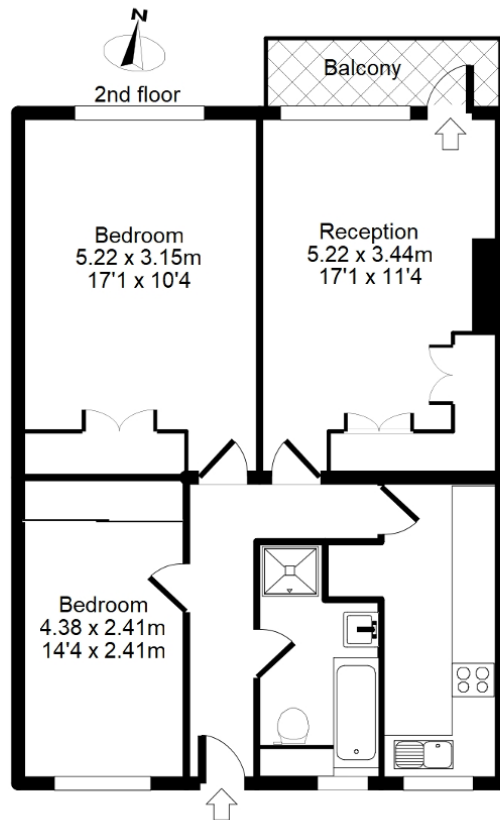
**£420,000 Leasehold**

- Two Double Bedrooms
- Large reception room
- Chain free
- Balcony
- Walking distance to shops & amenities
- Short walk to Peckham Rye Station





## Floorplans



APPROX GROSS INTERNAL FLOOR AREA: 67 sq. m / 715 sq. ft

## Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Additional Information

Ground rent: £ 10.00 PA.

Annual service charge: £ 1,298.00 PA.

Tenure: 90 years remaining.

Council tax band B and £ 1,240.20 PA

**Disclaimer:** We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Tenure - Kushy Move have not had sight of the Title documents and the buyer is advised to obtain verification from their Solicitor or Surveyor. You are advised to contact the local authority for Council Tax information.

