



Huguenot Square | London, SE15 3NN

 2  1  1

Asking Price £475,000

Leasehold

**ROBINSON-JACKSON**  
Our service will *move* you



## Huguenot Square, London

Nicely presented two bedroom split level purpose built maisonette with private balcony, excellent location close to Peckham Rye park, sold with no onward chain.

### Property Features

- Two bedroom house
- Spacious reception room with access to balcony
- Fully fitted kitchen
- Family bathroom
- Ample storage
- Private rear garden
- Close to local amenities, schools, and Peckham Rye Park & Common
- Great location for transport links
- Total floor area: TBC





## Interior

**ENTRANCE HALL:** Entrance door, fitted carpet, carpeted stairs to first floor landing, dado rails.

**LANDING:** Fully fitted carpet, built in storage cupboard, carpeted stair to second floor landing, access to reception room.

**RECEPTION ROOM:** 4.65m x 3.28m (15'3" x 10'9") Double glazed window and door to balcony, feature fireplace, fully fitted carpet, two radiators, dado rails, covings, access to kitchen.

**KITCHEN:** 4.65m x 2.31m (15'3" x 7'7") Double glazed window, range of wall and base units, integrated electric oven and has hob with extractor hood over, stainless steel sink unit with mixer tap, tiled splash back and vinyl floor.

**LANDING:** Fully fitted carpet, two built in storage cupboards, dado rails, access to both bedrooms and bathroom.

**BEDROOM 1:** 3.73m x 2.84m (12'3" x 9'4") Double glazed window, fully fitted carpet, radiator.

**BEDROOM 2:** 3.73m x 2.84m (12'3" x 9'4") Double glazed window, fully fitted carpet, radiator.

**BATHROOM:** Panel enclosed bath with shower attachment, low level w.c., pedestal wash hand basin, partly tiled walls, and fully tiled floor.

**BALCONY:** 6.00m x 5.10m (19'8" x 16'9") Tiled.

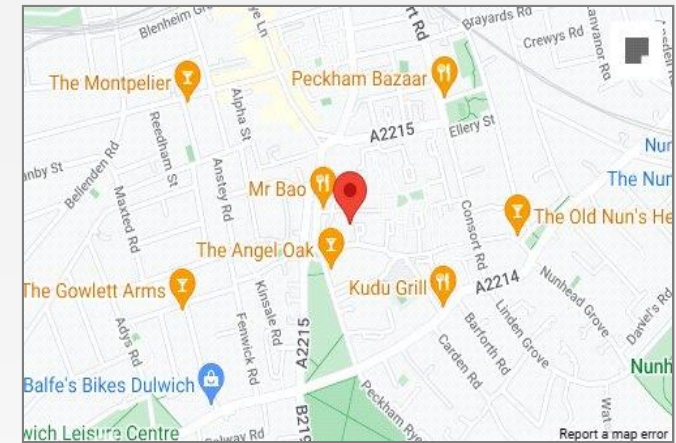






## Property Location

Huguenot Square, London, SE15 3NN



\*All distances from branch postcode. Train time from nearest station.

## Location

Peckham is one of London's hottest neighbourhoods thanks to its urban vibe, period housing stock and growing arts scene stemming from Goldsmiths, University of London. A number of quirky shops, bars and restaurants have opened to serve the growing community of professionals, families and artists.

As much as Peckham draws in the crowds, those that need to travel are well provided for, with a quick 5 minute commute from the mainline station or London Overground to Central London.

## Leasehold Information

Time remaining on lease: Approx 91 years \*

Service Charge: TBC \*

Ground Rent: TBC \*

(\*to be verified by Vendors Solicitor)

## Additional Information

Local Authority: London Borough of Southwark

Council Tax: Band C

EPC Rating: TBC

FOR MORE INFORMATION  
CONTACT US TODAY.

020 8297 8777

Robinson Jackson

27 Lewis Grove,

Lewisham,

London, SE13 6BG

lewisham@robinson-jackson.com

