



Rye Lane | London, SE15 4UR



Asking Price £370,000

Leasehold

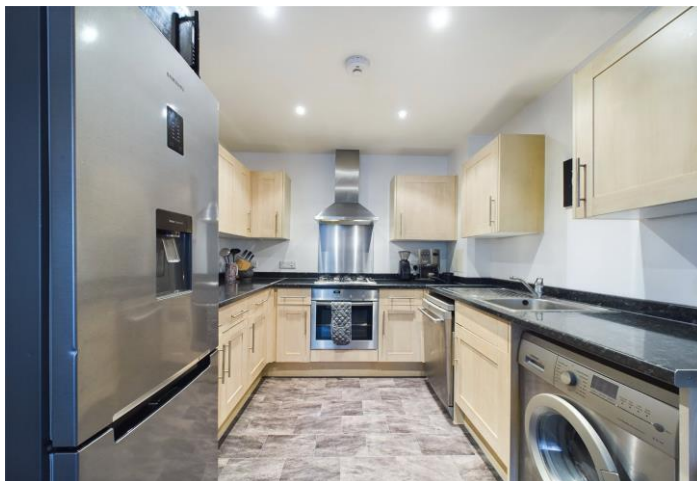
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## Rye Lane, London

A modern one bedroom apartment situated on the second floor, ideally located for transport links. The property comprises a spacious entrance hall with video entry phone and large storage cupboards, open plan reception to kitchen and private balcony, double bedroom with built in storage and modern bathroom. Further benefits include communal gardens.

### Property Features

- One bedroom flat
- Second floor
- Open plan living
- Private balcony
- Communal gardens
- Great location for transport links
- Close to local amenities and parks
- Total floor area: 39m<sup>2</sup>= 420ft<sup>2</sup> (guidance only)



## Interior

**ENTRANCE HALL:** 3.72m x 1.29m (12'2" x 4'3") Entrance door, fully fitted carpet, two built in storage cupboards, radiator, video entry phone system, access to all rooms.

**RECEPTION ROOM / KITCHEN:** 7.91m x 2.59m (25'11" x 8'6") Double glazed sliding door to balcony, fully fitted carpet in reception room area, two radiators, range of wall and base units, integrated electric oven and gas hob with extractor hood over, plumbed for washing machine, stainless steel sink unit with mixer tap, space for fridge freezer and dishwasher, spotlights, tiled floor in the kitchen area.

**BEDROOM:** 3.78m x 3.00m (12'5" x 9'10") Double glazed window, fully fitted carpet, radiator, built in wardrobe.

**BATHROOM:** 2.28m x 1.70m (7'6" x 5'7") Panel enclosed bath with shower attachment and glass shower screen, wash hand basin, low level w.c., partly tiled walls and fully tiled floor, radiator, extractor fan, spotlights.

**BALCONY:** 3.96m x 1.47m (13' x 4'10") Decked.

## Leasehold Information

Length of Lease: 99 Years from 01/04/2007\*

Time remaining on lease: Approx. 82 Years (Lease being extended to 990 years at the cost of current owner)\*

Service Charge: £3,168.12 per Year \*

Ground Rent: None\*

(\*to be verified by Vendors Solicitor)

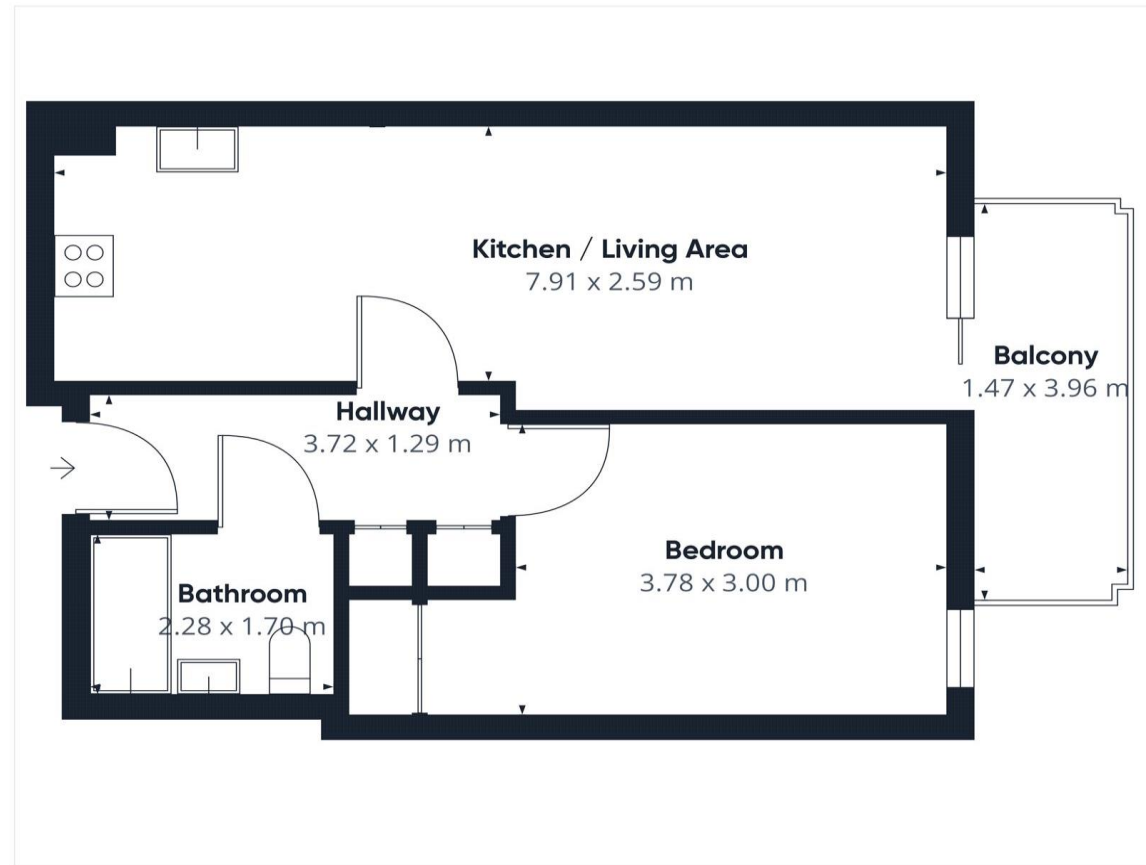
## Additional Information

Local Authority: London Borough of Southwark

Council Tax: Band B (£1,394.54 pa)

EWS1: B1

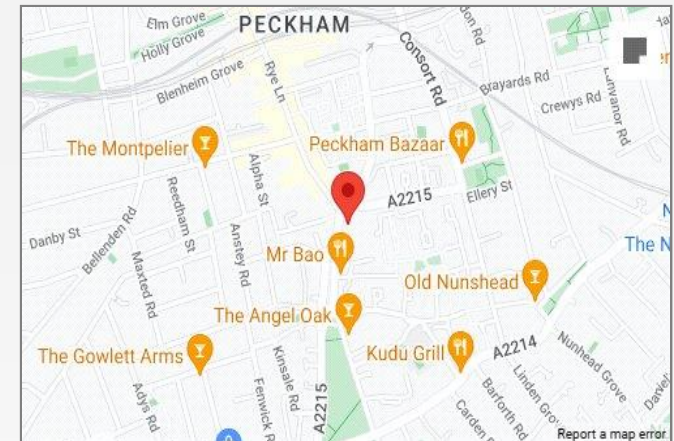
EPC Rating: B





## Property Location

Rye Lane, London, SE15 4UR



\*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.

FOR MORE INFORMATION  
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