



Two Bedroom Flat  
Commercial Way, London, SE15 5GQ

£375,000  
Leasehold

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## Description

Attention first time buyers and investors. Offered chain free to the market is this well presented 2 double bedroom apartment in the heart of Peckham. This Apartment sits on the second floor of a private residential building and boasts a bright semi-open plan fitted kitchen, spacious reception room with dining corner, large master bedroom including a fitted wardrobe, a second smaller double bedroom, family bathroom and storage cupboard.

The building itself is just a 10 minute walk to the picturesque Burgess Park and a 15 minute walk to Peckham Rye station for trains/ over ground services. If you are looking for an easy let property, or something to move right into, look no further. Call the Greyfox sales team today.

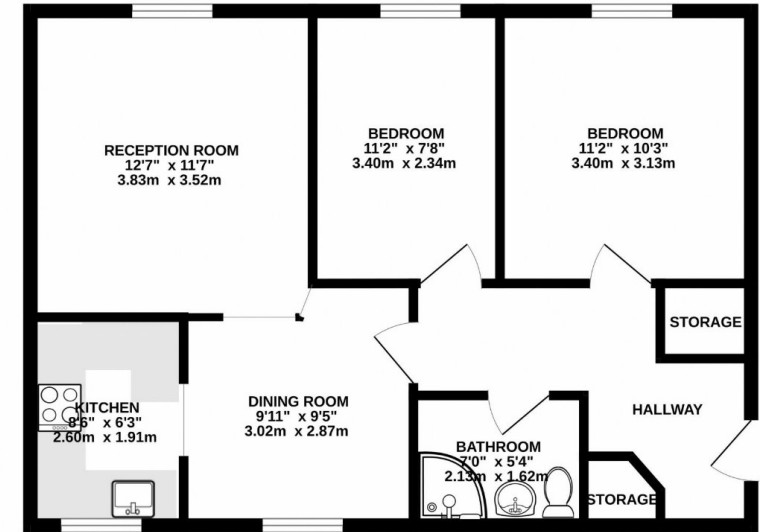
Please note this property has a connected interest to an employee for Greyfox.

## Key Features

- 2 Double bedrooms
- Chain free
- Allocated parking
- Excellent transport links
- High street amenities
- Moments from Burgess Park

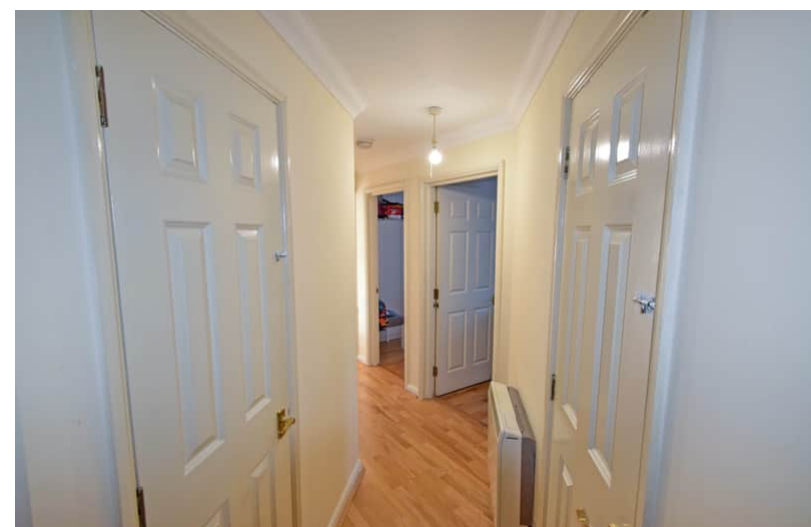
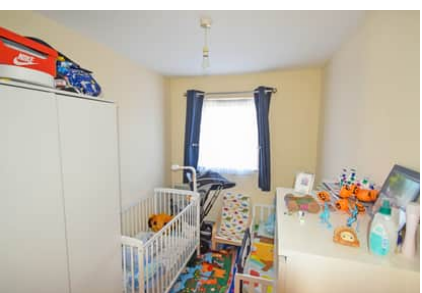
## Local Area

Home to Del Boy, national acting treasures Olivia Colman and John Boyega, and a much-photographed pink staircase, Peckham is a vibrant place full of character, fantastic restaurants, and local markets. A brilliant place to explore and immerse yourself in different cultures.



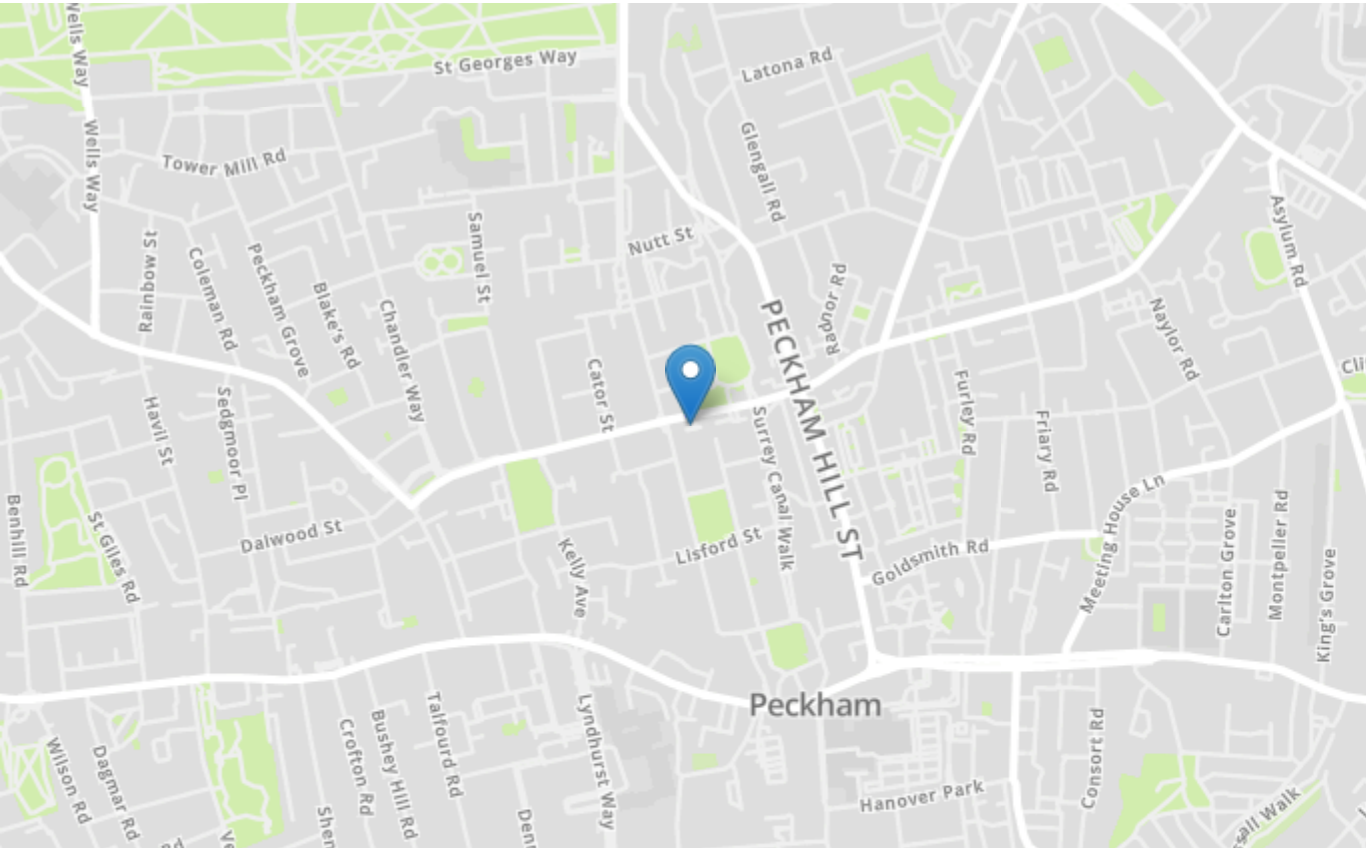
TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, patterns and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Memphis 02023





## Property Location

Commercial Way, London, SE15 5GQ



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | 76                      | 79        |
| (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 |           |

**Tenure**

Leasehold

**Lease Term**

125 years

**Ground Rent**

£195 per year

**Service Charge**

£1,250 per year

**Local Authority**

Southwark

**Council Tax**

Band B

**Greyfox Walderslade**

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### Agent Notes

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.