



Copeland Road, Peckham, SE15

£520,000

2 Bedrooms | Floor to Ceiling Windows | Chain Free | Roof Terrace | Excellent Location

**GARETH
JAMES**

Copeland Road, Peckham, SE15

£520,000

Leasehold

This mix of one, two and three bedroom newly built apartments are not to be missed. With quality design and premium finishes throughout in one of SE15's most desirable locations, what more could you want.

This apartment consists of two large double bedrooms, a spacious open plan kitchen living space that leads you out onto a private balcony with incredible views over the south east and a bathroom complete with luxurious tub.

There are also several handy storage cupboards in your entrance hall. Internally all apartments benefit from floor to ceiling windows and a neutral yet stylish décor throughout as well as under lit kitchen units and quartz fashioned worktops which are complemented by stainless steel sinks and mixer taps in the contemporary kitchens.

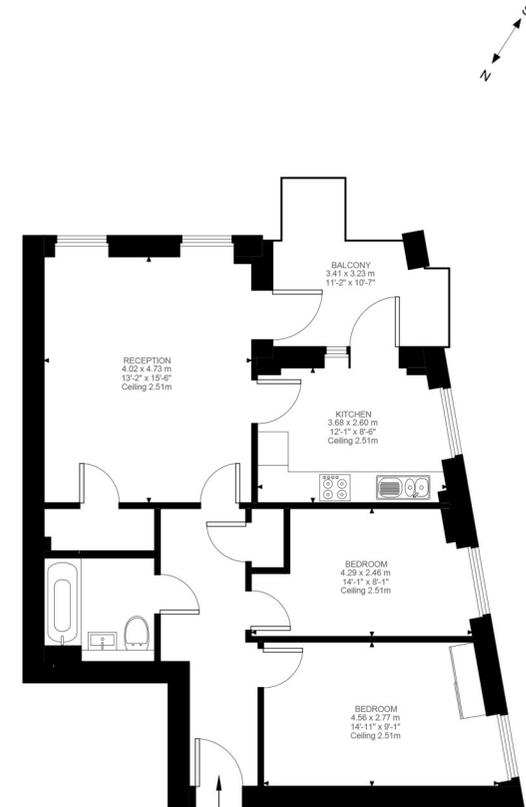
The development itself offers several exclusive facilities to its residents including a communal roof terrace, children's play area, multi-use games area and secure bicycle storage.

Situated perfectly to enjoy the all the amenities Peckham has to offer, the well-known and vibrant shopping and eating district that is Rye Lane just a short walk away. Head there to enjoy the famous Bussey Building which is home to arts and fitness studios, a nightclub, community theatre and faith groups, and a rooftop cinema with unparalleled views. John the unicorn, Two Hundred and The Four Quarters are all well-known local favourites on Rye Lane where you can also find a leisure center and cinema. For a more relaxed day, Bellenden Road is nearby where you can fine Artusi, The Begging Bowl, Ganapati as well as other small local businesses.

Peckham Rye station is your nearest station which is due to be subject to a multimillion-pound major refurbishment in the coming years.

Leasehold: 125 years
 Service Charge: £1,922.96
 Council Tax Band : D
 10-Year Warranty Provider LABC (local authority building control)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Third Floor
734 ft²

Copeland Road, SE15
 Approximate Gross Internal Area
 68.17 SQ.M / 734 SQ.FT

Illustration for identification purposes only. Not to scale.
 Floor Plan Drawn According To RICS Guidelines.

GARETH JAMES

t - 020 7732 4330

e - sales@garethjames.com

Open 7 Days A Week

www.garethjames.com
 Gareth James Property | ggamesproperty | ggamesproperty



Bellenden Road branch is an official drop off point for Southwark Foodbank donations.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and not to be scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.