



Churchill Court, Peckham Rye, SE15

£525,000

Balcony | Two double bedrooms | Well presented | Secure gated complex | Bike storage |

**GARETH
JAMES**

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Nestled in a prime location that's a true urban gem, this exquisite two-bedroom apartment enjoys the convenience of being tucked away behind the picturesque Blenheim Grove while offering spacious, and trendy living experience within a private modern complex.

This sun drenched third floor haven boasts two generously-sized double bedrooms, both thoughtfully designed with built-in wardrobes to maximize storage. Complementing the bedrooms is a sleek contemporary family bathroom which has been recently renovated by the current owners, providing comfort and style. The expansive entrance hall also offers plenty of practical storage solutions, ensuring that clutter remains out of sight.

The pièce de résistance of this apartment is undeniably the open-plan kitchen, dining, and lounge area. Drenched in sunlight, double doors seamlessly extend the living space onto a private balcony perfect for an evening tippie in the summer months. The modern and fresh aesthetic of this home ensures a hassle-free move for those seeking contemporary comfort.

Additional practical amenities include a secure gated video entry system and convenient bike storage facilities, enhancing the overall ease of living in this splendid abode.

Blenheim Grove, a tranquil residential street nestled off the bustling Bellenden Road, connects seamlessly with the vibrant Rye Lane, offering the best of both worlds. Rye Lane, featured prominently in a popular contemporary romance film celebrating South London, has evolved into a hub of trendy bars, restaurants, and shops, solidifying its status as one of Southeast London's most coveted areas. The attractions that draw people from all over London to this neighborhood are right at your doorstep. Savor culinary delights at Bánh Bính, Good Neighbour, John The Unicorn, Voodoo Rays, and other renowned establishments. Immerse yourself in the cutting-edge cultural scene at the Bussey Building, Peckham Levels, and South London Gallery. Whatever your interests, this area has something for everyone, making it easy to see why it has gained such popularity.

For a more relaxed atmosphere, explore Bellenden Road, famous for its array of restaurants, shops, and local businesses. From beloved classics like Ganapati, The Begging Bowl, and Review book store to newcomers such as The Sourcing Table, Uva, and Bellenden Florist, you'll be spoiled for choice.

When it comes to the best local pubs, the Victoria Inn and The Montpelier are the top contenders. For grocery shopping, The Village Grocer stands out, particularly for its selection of fresh fruits and vegetables.

Both the vibrant hubs of Nunhead Green and East Dulwich's Lordship Lane are just a short stroll away, adding to the appeal of this location.

Conveniently, Peckham Rye Park is practically on your doorstep, offering a peaceful green oasis away from the city's hustle and bustle. With its well-maintained gardens, charming café, serene pond, and open spaces, the park caters to a variety of interests and preferences.

Transportation is a breeze in this Zone 2 location, with Peckham Rye station just a stone's throw away. This station provides direct train connections to London Bridge, London Victoria, Shoreditch, Canada Water, and many other destinations, ensuring a seamless commuting experience.

Lease - 105 years

Service charge & Ground rent - £149.11 pm reviewed annually

Council tax band - B

GARETH JAMES

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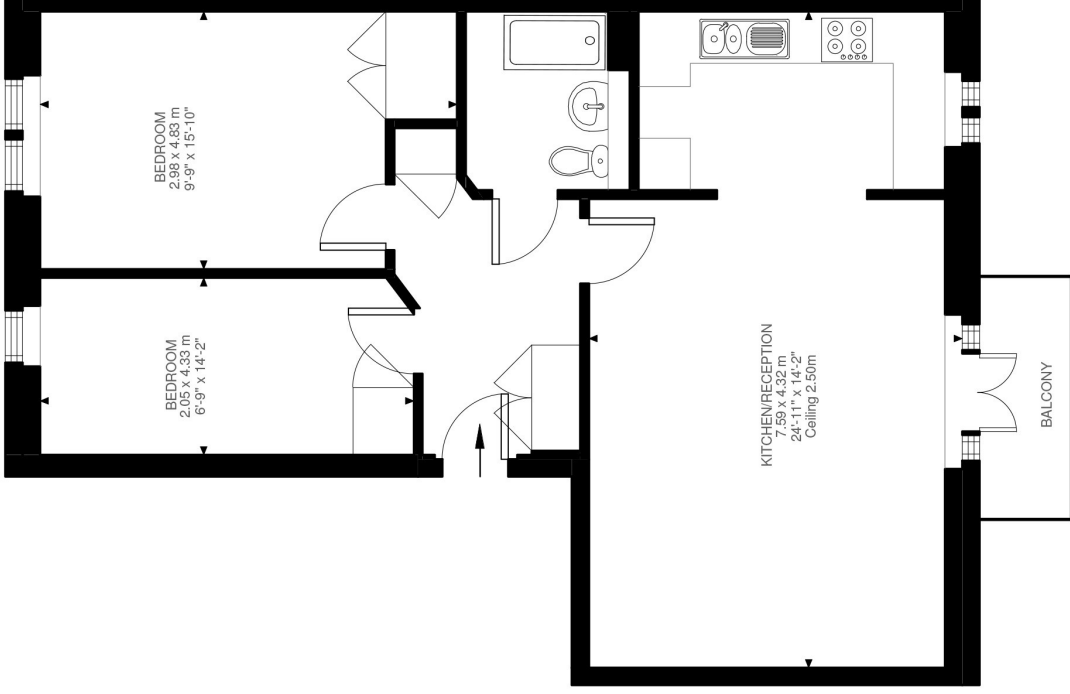
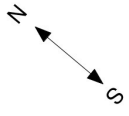
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Open 7 Days A Week



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 may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Third Floor
693 ft²

Blenheim Grove, SE15
Approximate Gross Internal Area
64.38 SQ.M / 693 SQ.FT



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