



Wentworth Crescent, SE15 | £375,000

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# In General

- Three bedrooms
- Two private balconies
- Split level
- Well presented
- Conveniently located
- Excellent transport links
- Heating & hot water included in service charge

# In Detail

A beautifully presented three bedroom split level apartment offering over 780 sqft of bright and generous living space, set on a quiet residential street in the heart of Peckham. Arranged across the second and third floors, the property enjoys generous proportions, excellent natural light and two private balconies, creating a wonderful sense of space throughout.

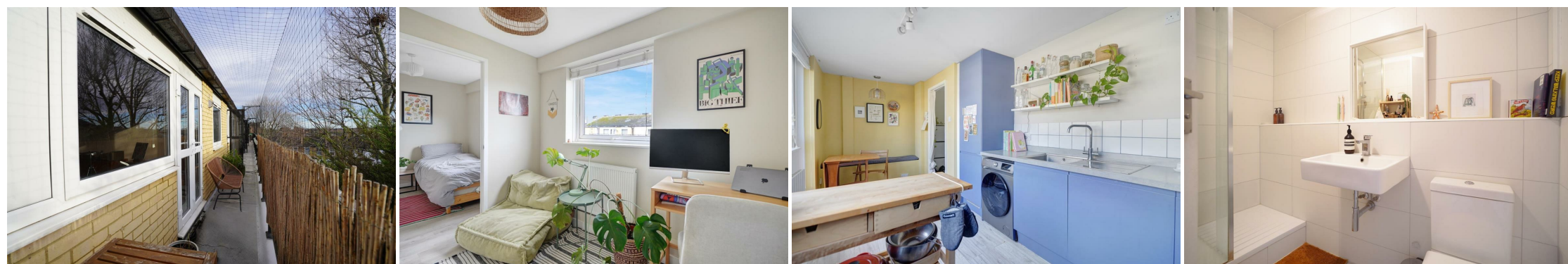
The modern eat in kitchen is an inviting central hub of the home, with plenty of room for dining and direct access to a sunny private balcony. Upstairs, you'll find a large and bright living room, great for entertaining, which opens onto a second larger south facing balcony. The accommodation includes a spacious principal bedroom and two extra double bedrooms, offering great flexibility for guests, a home office or additional storage. A contemporary bathroom completes the home.

Perfectly placed for an easy and well connected lifestyle, the flat is within walking distance of both Peckham Rye and Queens Road Peckham stations, providing fast links to London Bridge, Victoria, Canada Water, Highbury and Islington and Shoreditch. Great bus links too with a stop right outside taking you to Elephant and Castle in under 15 minutes and into the city.

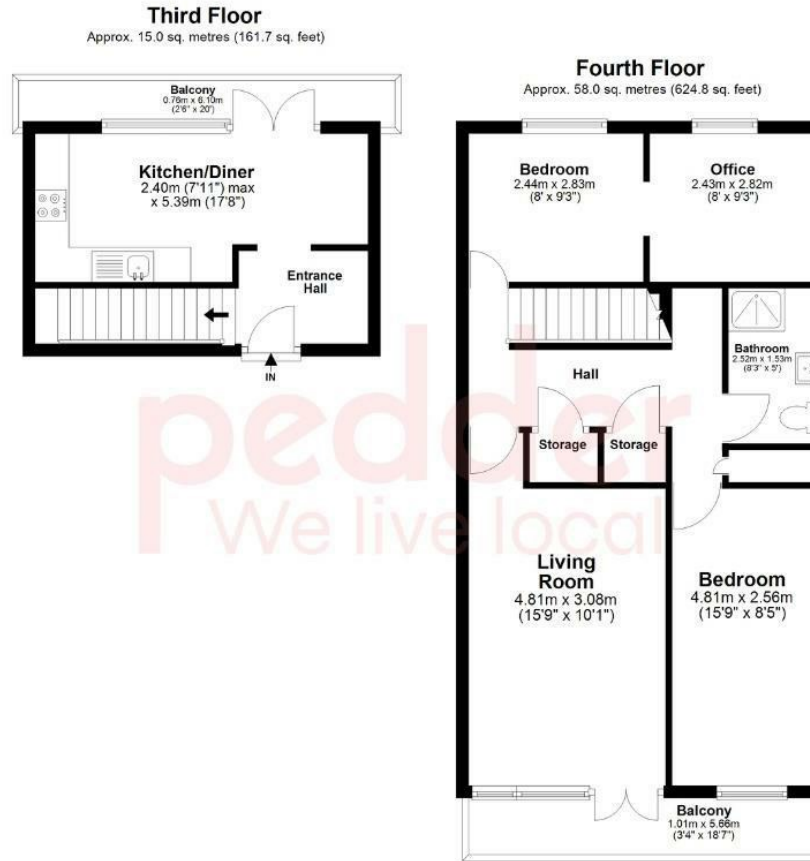
The area is rich with independent shops, cafes, bars and restaurants across Rye Lane and Bellenden Road, with excellent local facilities including a library, gyms and the green open spaces of Burgess Park and Peckham Rye Park and Common.

Well presented, spacious and ideally situated, this impressive three bedroom home offers modern living in one of Peckham's most vibrant and sought after neighbourhoods.

EPC: C | Council Tax Band: C | Lease: 101 years remaining | SC: Circa £4,500pa (Inc. Heating, Hot Water and Buildings Insurance) | GR: £10pa



# Floorplan



Total area: approx. 73.1 sq. metres (786.5 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		70	74
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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