



Marmont Road, SE15 | £375,000

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# In General

- Ground floor flat
- One bedroom
- Private west facing garden
- Basement
- Total area: 437sqft. (excluding basement)
- 0.6mi to Queens Road Peckham Station
- 0.6mi to Peckham Rye Station

# In Detail

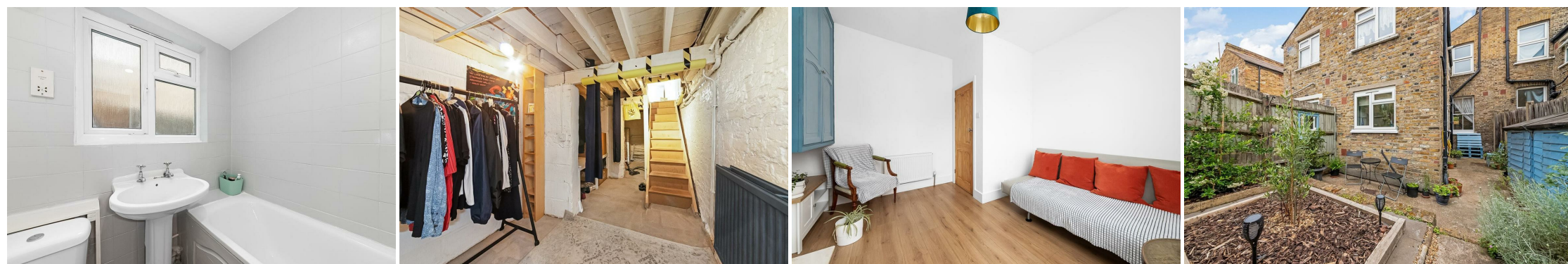
Set on the ever-popular Marmont Road in the heart of Peckham, this charming one-bedroom ground floor garden flat is a fantastic opportunity for first-time buyers or investors looking to secure a home in one of Southeast London's most sought-after neighbourhoods.

The property features a bright and well-proportioned reception room, a generous double bedroom and three-piece bathroom suite. The spacious kitchen has been cleverly altered by the current owners to accommodate space for a dining table and it's through which that you access the private West facing garden - providing a peaceful retreat ideal for entertaining or simply unwinding after a busy day.

Marmont Road is perfectly positioned to enjoy everything Peckham has to offer. Just a short walk away, you'll find the independent cafés, bars and restaurants of Bellenden Road, Rye Lane and Peckham Levels, alongside local favourites such as Frank's Café and the vibrant food scene around Peckham Rye. Green open spaces including Peckham Rye Park and Common are also nearby.

Transport links are excellent, with Peckham Rye Station offering fast and frequent services into London Bridge, Victoria, Blackfriars and Clapham Junction, as well as access to the Overground network. Nunhead and Queens Road Peckham stations are also within easy reach.

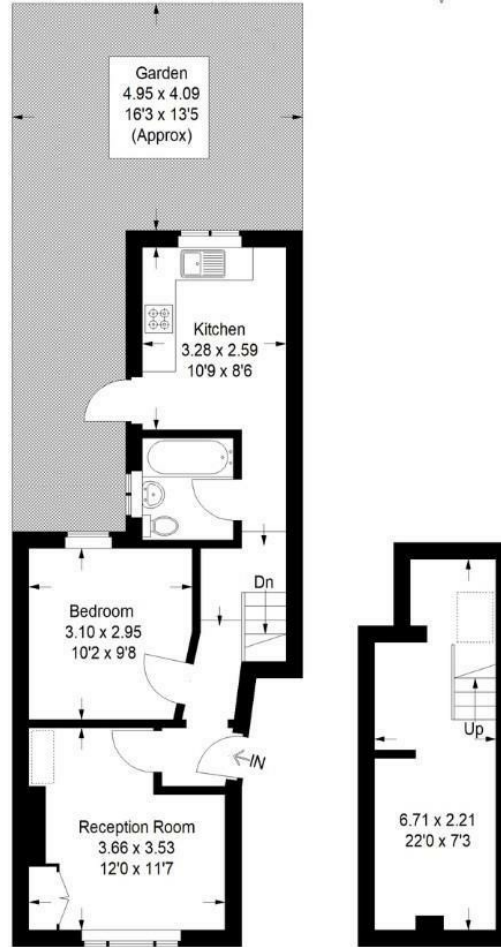
EPC: D (from Oct 2020, valid till 2030) | Council tax band: B | Leasehold: 92 years remaining | GR: £10 pa | SC: £793.73 pa | BI: £588.12 pa



# Floorplan

Marmont Road , SE15

Approximate Gross Internal Area  
55.4 sq m / 596 sq ft



Ground Floor

Basemant

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| 102 plus) A                                 |  |                         |           |
| 81-101) B                                   |  |                         |           |
| 69-80) C                                    |  |                         |           |
| 55-68) D                                    |  | 66                      | 75        |
| 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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