



Talfourd Road, SE15 | £400,000

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# In General

- Three bedrooms
- Split level, purpose built
- Ex-local authority
- Over 860 Sq Ft
- Good condition throughout
- Strong transport links
- CHAIN FREE

# In Detail

CHAIN FREE - Spacious and beautifully-bright three-bedroom split-level purpose-built maisonette in the Pelican Estate, part of the desirable Lyndhurst toast rack between Camberwell and Peckham, SE15.

Boasting over 860 Sq Ft of internal space across the first and second floor of this distinctive, ex-local authority building - the property has been well maintained by the current owner but could benefit from some gentle modernisation in places. There is a large, 19x11 ft reception with large windows and room for a dining table adjacent to the separate fitted kitchen. Upstairs are two comfortable double bedrooms, including the 19-ft principal bedroom, an additional single or study and the family bathroom.

Osprey House, between Lyndhurst Way and Talfourd Road offers easy access into The City and West End from Peckham Rye station (0.6 miles) and Denmark Hill station (0.8 miles) as well as a host of bus/cycle routes through the neighbouring Camberwell, Brixton and New Cross along with a choice of parks and green spaces. There are an array of independent cafe's, restaurants, shops and bars along Peckham Road and Bellenden Road with Camberwell College of Arts and South London Gallery nearby.

EPC: TBC | Council tax band: B | Lease: 103 years remaining | GR: £10 pa | SC: £2,800 pa | BI: incl. in SC



# Floorplan

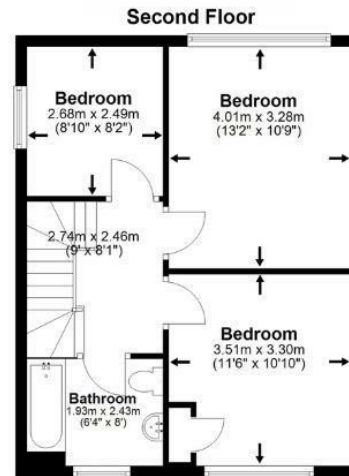
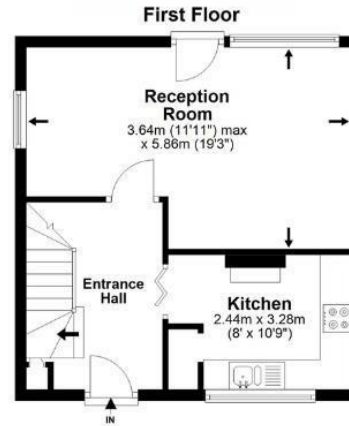
## Osprey House, SE15

Total\* = 80.5 sq m / 866.8 sq ft

First Floor = 36.2 sq m / 389.4 sq ft

Second Floor = 44.4 sq m / 477.4 sq ft

☐ = Reduced head room below 1.5m



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
(61-91) B			
(49-60) C			
(35-48) D		69	75
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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