



OFFERS IN THE REGION OF

**£450,000**

**Choumert Road**

London, SE15 4AA

**GARETH**  
**JAMES**

## PROPERTY SUMMARY

Set within a secure gated development on one of Peckham's most sought-after streets, this beautifully presented two-bedroom, two-bathroom apartment offers 744 sq ft of thoughtfully designed living space, combining contemporary style with practical everyday living, on the doorstep of the amenities of Bellenden Road and just a 7 minute walk to Peckham Rye Station.

2



2



1



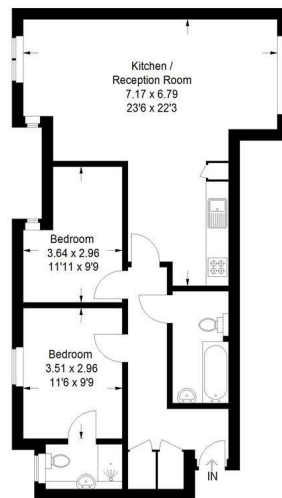






## Choumert Road, SE15

Approximate Gross Internal Area  
69.1 sq m / 744 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1330046)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 75                         | 78        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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