

**Auction**

## 2 bed apartment to buy in SE15

Friary Road, London, London, SE15 1PX

**£450,000** Starting Bid

🛏 x2 🚿 x2 🚿 x2

Tenure

**Share Of Freehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Two double Bedrooms
- ✓ Kitchen/Breakfast room
- ✓ Maisonette
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid: £450,000

A beautifully presented ground floor period maisonette offered for sale by auction. The property offers two spacious double bedrooms, a bright and generous reception room, a fitted kitchen with dining space, a modern family bathroom, a media room which boasts a large area with a skylight to the ground level and an en suite shower room to the second bedroom.

Further benefits include a private patio and rear garden, providing excellent outdoor space for entertaining and relaxing. Combining period charm with modern finishes throughout, this attractive home is well located for local amenities, transport links, and green open spaces.

This property benefits from a 50% Share of Freehold, meaning there are no Service Charges or Ground Rent payable.

An excellent opportunity for buyers looking to purchase via auction.

### Location

Situated on a quiet residential road, the property is within walking distance of Peckham Rye and Queens Road stations, offering excellent transport links across London. Easy access to Old Kent Road ensures convenient bus connections into the West End and City. Local amenities are moments away, with the vibrant shops and cafés of Rye Lane and the boutique offerings of Bellenden Road close by.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Share Of Freehold

Length of Lease: 993

Shared Ownership Percentage: 50

Price: Starting Bid £450,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



APPROX GROSS INTERNAL FLOOR AREA: 94 sq. m / 1012 sq. ft

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Friary Road, London, London, SE15 1PX

Contact your local branch today for more information on this property:

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