



Cronin Street, SE15

£340,000

- Chain Free
- Close To Transport Links
- Council Tax Band B
- Excellent Location
- Leasehold
- Private Terrace
- Split Level
- Two Bedrooms



This lovely two bedroom split level flat is offered in an excellent location in Peckham.

Set on the second and third floors of this purpose built block, the property comprises of a welcoming reception room, a good sized kitchen / dining room, a bathroom suite and two bedrooms. There is also a delightful, private east facing balcony.

Cronin Street is a quiet residential street located just moments from Burgess Park. Located just-off Commercial Way, ideally positioned for cycle links into Central London as well as within easy reach of local stations such as Peckham Rye & Queens Road. Cronin Street is perfectly positioned with just a short walk to world class restaurants in Peckham and Camberwell.

Lease - 108 Years Remaining (Approx.)

Service Charge - £2,160 per year (Approx.) (including heating and hot water)

Ground Rent - £10 per year

Contact Kallars to arrange your viewing today.

Agents Note
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Kallars Property Agents Ltd.

AML Disclaimer
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors



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GROSS INTERNAL AREA (GIA)
The footprint of the property
65.46 sqm / 704.61 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
59.06 sqm / 635.72 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.83 sqm / 51.99 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 67.72 sqm / 728.93 sqft
IPMS 3C RESIDENTIAL 65.06 sqm / 700.30 sqft

SPEC ID 6242fd60aa25640dc3ede5f1

