



Burchell Road, SE15
Guide £500,000-£525,000

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In general

- Two double bedrooms
- Access to a garden
- Excellent condition
- 0.2 miles to Queens Road Station
- Ideal First-Time purchase

In detail

Beautiful and spacious two double bedroom modern apartment ideally located between Peckham Rye and Queens Road station with access to a landscaped garden.

Boasting almost 700 Sq Ft of internal space, this well-proportioned property benefits from good natural light, underfloor heating, an open-plan kitchen reception and plenty of storage.

This is an ideal first-time purchase for those needing access to a station and the ability to work from home.

Burchell Road is enviably located for access to The City and Canary Wharf with regular Southern and London Overground services from nearby Queens Road station (0.2 miles) to London Bridge (8 mins), Shoreditch High Street (18 mins) and Clapham Junction (20 mins).

There are also good cycle routes and regular bus services into the neighbouring New Cross, Camberwell and East Dulwich. There are a host of excellent local amenities, bars and eateries including Kudu, Peckham Cellars and Blackbird Bakery.

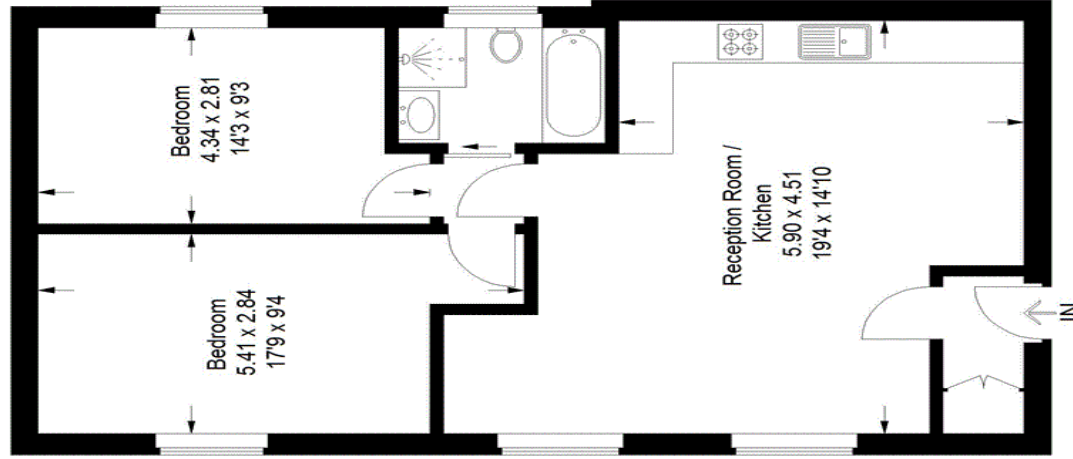
EPC: B | Council Tax Band: C | Lease: 118 years remaining GR: £250 pa | SC: £1,400 pa | BI: Included in Service Charge



Floorplan

Cyrus Apartments, SE15

Approximate Gross Internal Area
64.1 sq m / 690 sq ft



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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