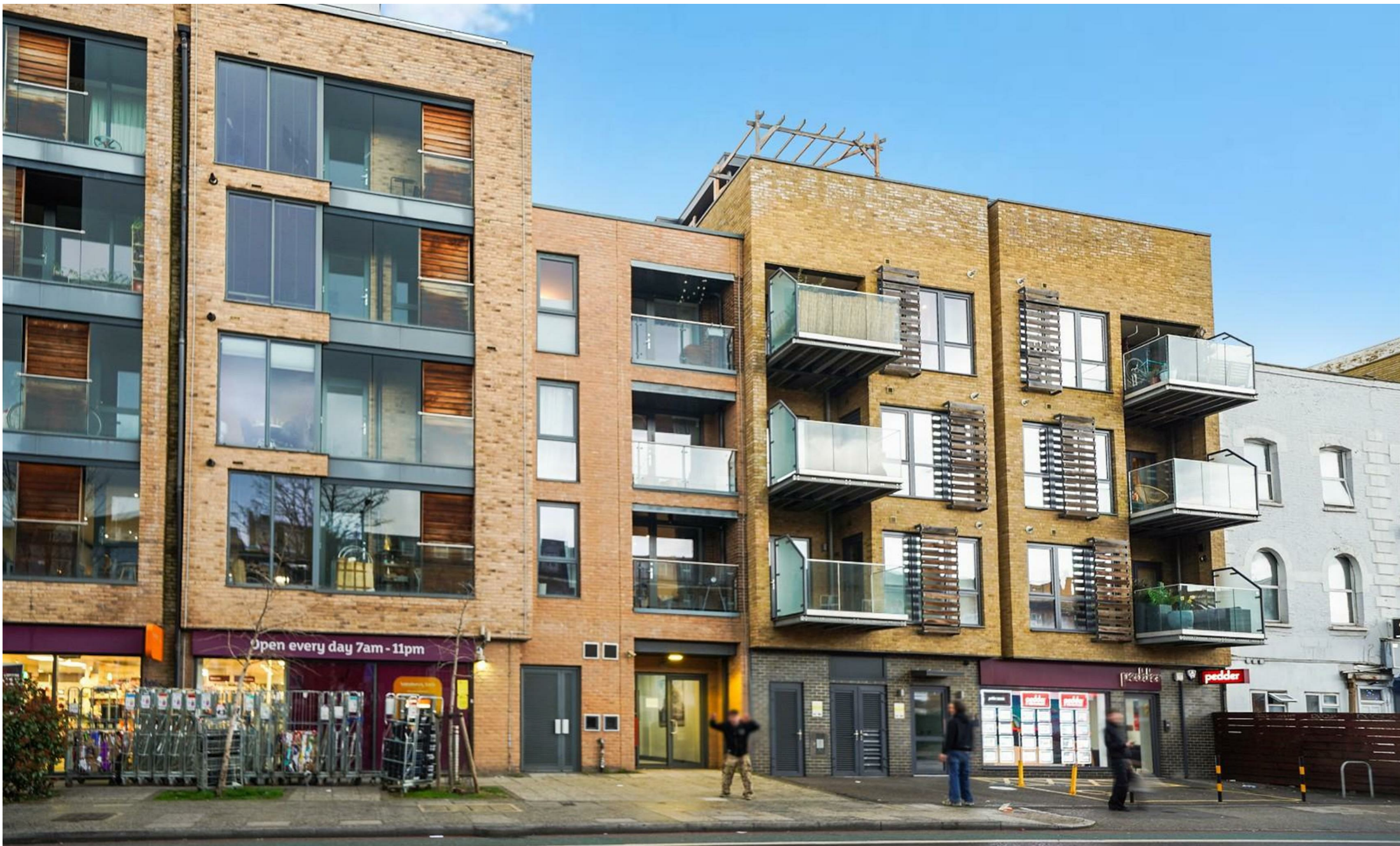


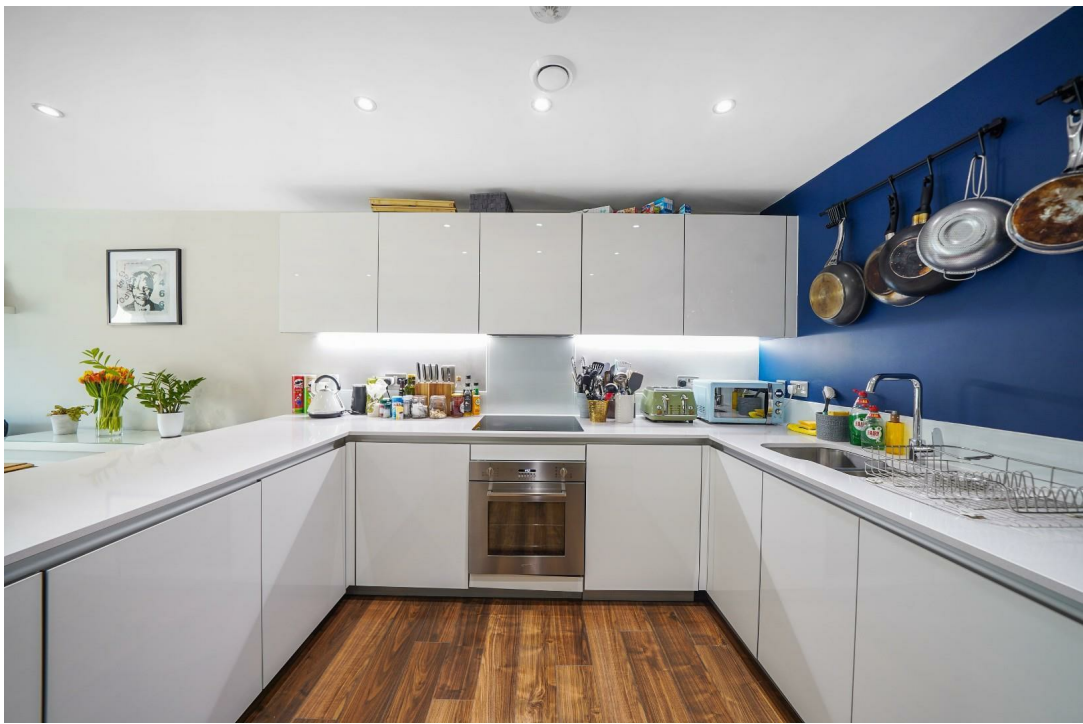
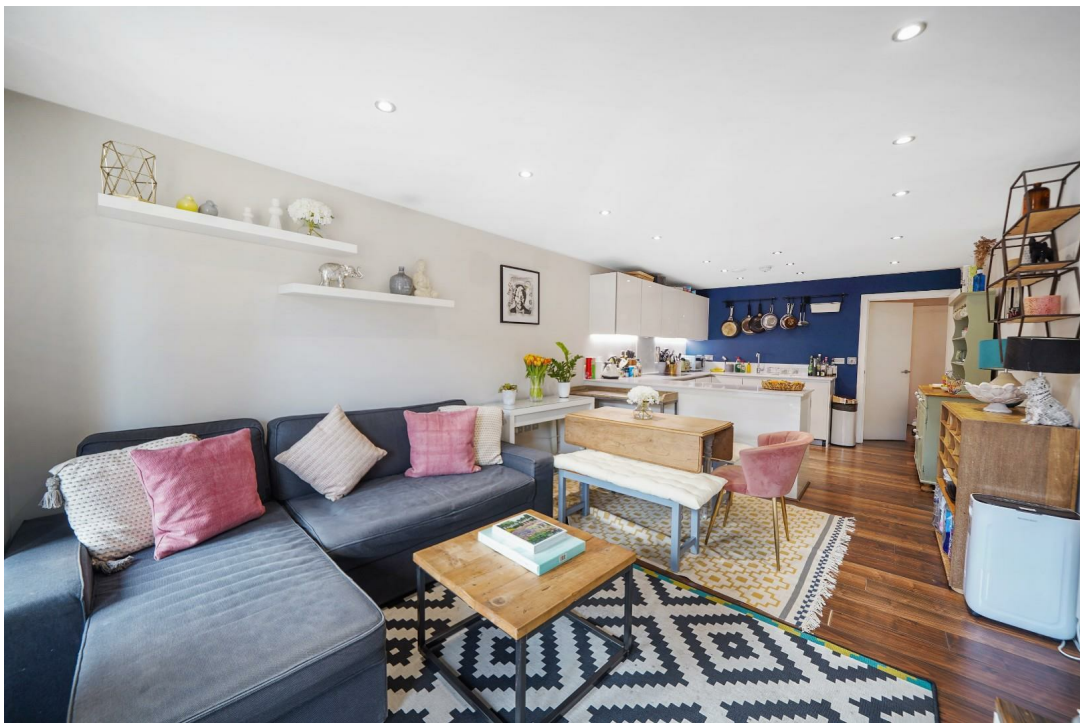


Queens Road, SE15 | Guide Price £450,000

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# In General

- Two double bedrooms
- One bathroom
- Modern, purpose built block
- Bright, winter-garden
- Lift-access
- Communal access

# In Detail

**\*\* Guide Price £450,000 - £475,000 \*\*** Beautifully presented two double bedroom apartment in this striking modern development, ideally located between the transport hubs of Peckham Rye and Queens Road, Peckham.

Penny Black Court remains one of the most sought-after developments in this increasingly popular postcode, which continues to thrive with new cafés, restaurants, shops and independent bars drawing a vibrant community of young professionals. There is enviable access to The City and East London via Queens Road station, with regular services into London Bridge, Shoreditch High Street, and Thameslink services from Peckham Rye station to Farringdon and London Blackfriars. Excellent cycle routes and bus links connect the area to nearby New Cross, East Dulwich, and Camberwell, with an abundance of parks and green spaces within easy reach.

Set on the first floor and measuring approximately 688 sq ft, the apartment boasts a bright and spacious open plan kitchen/reception that opens onto a charming south-facing winter garden. Two comfortable double bedrooms sit quietly at the rear of the apartment, along with a contemporary three-piece bathroom, all accessed via a generous hallway with built in storage.

Additional benefits include lift access, secure video entry, bicycle storage, and a residents only communal garden located on the first floor.

EPC: B | Council Tax Band: C | Lease: 116 years remaining | SC: £2,600 pa | GR: £300 pa | BI: TBC



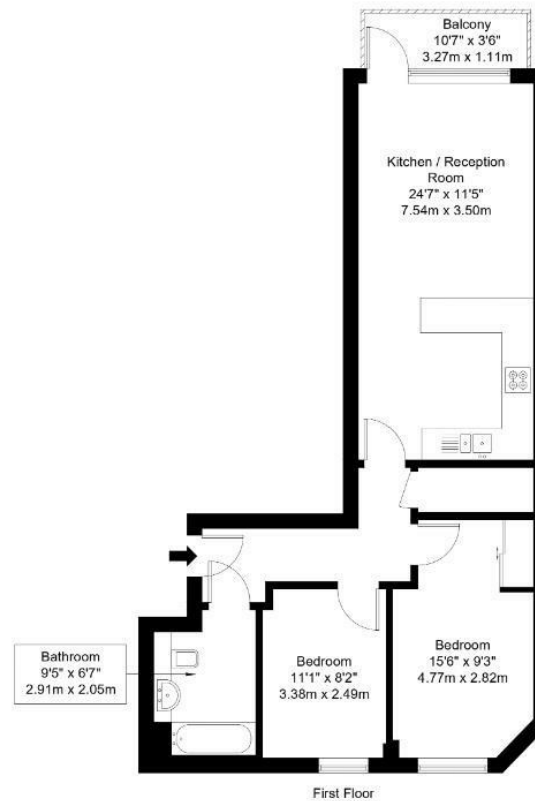
# Floorplan

## Queens Road, SE15 2EZ

Approx Gross Internal Area = 63.89 sq m / 688 sq ft

Balcony = 3.63 sq m / 39 sq ft

Total = 67.52 sq m / 727 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| 102 plus) <b>A</b>                          |                         |           |
| (61-91) <b>B</b>                            | 87                      | 87        |
| (69-80) <b>C</b>                            |                         |           |
| (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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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