



Woods Road, P, SE15 2PX

A contemporary and immaculately presented two double bedroom apartment conveniently located a five minute walk from Queen's Road Peckham for a quick commute to central London, as well as moments from a plethora of local amenities including independent cafes, restaurants, local markets and shops.

The property features a spacious and naturally bright open plan kitchen with additional built-in storage, leading into a private west facing covered balcony enjoying evening sun and views over the landscaped grounds and towards Peckham beyond. There are two good sized double bedrooms (one of which boasting a built-in wardrobe), and a stylish bathroom.

Additional storage can be found in the generous cupboard in the hallway.

The apartment is part of a highly sought after gated development featuring communal landscaped grounds and plenty of bicycle storage. The greenery of Cossall Park is adjacent to the development.

Leasehold

Years left on the lease: 117

Service Charge: £4425.60 per annum

Ground Rent: £249.96 per annum

Council tax and, where applicable, lease information, service charges, ground rent, property size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Chain Free
- Naturally Bright Apartment
- Contemporary Secure Gated Development
- Immaculately Presented
- Plenty of Storage Space
- Private West Facing Balcony with Evening Sun
- Stylish Bathroom
- Communal Landscaped Gardens and Bicycle Parking
- Residents Car Parking Permit Available

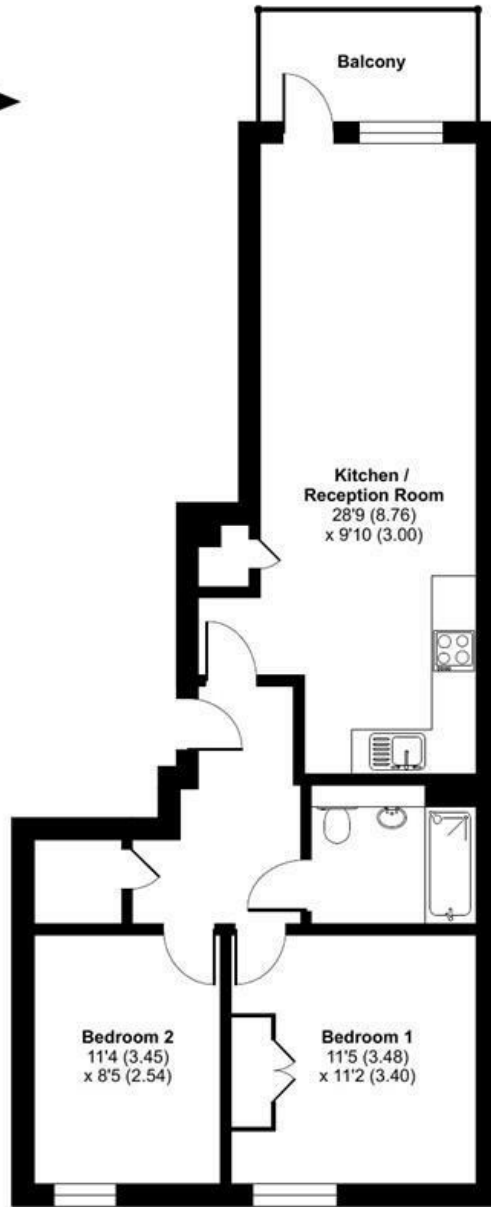
Alex & Matteo
ESTATE AGENTS

Asking price £450,000

Woods Road, Peckham, London, SE15

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hyde Housing Association. REF: 1104482

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 86 | 86 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |