

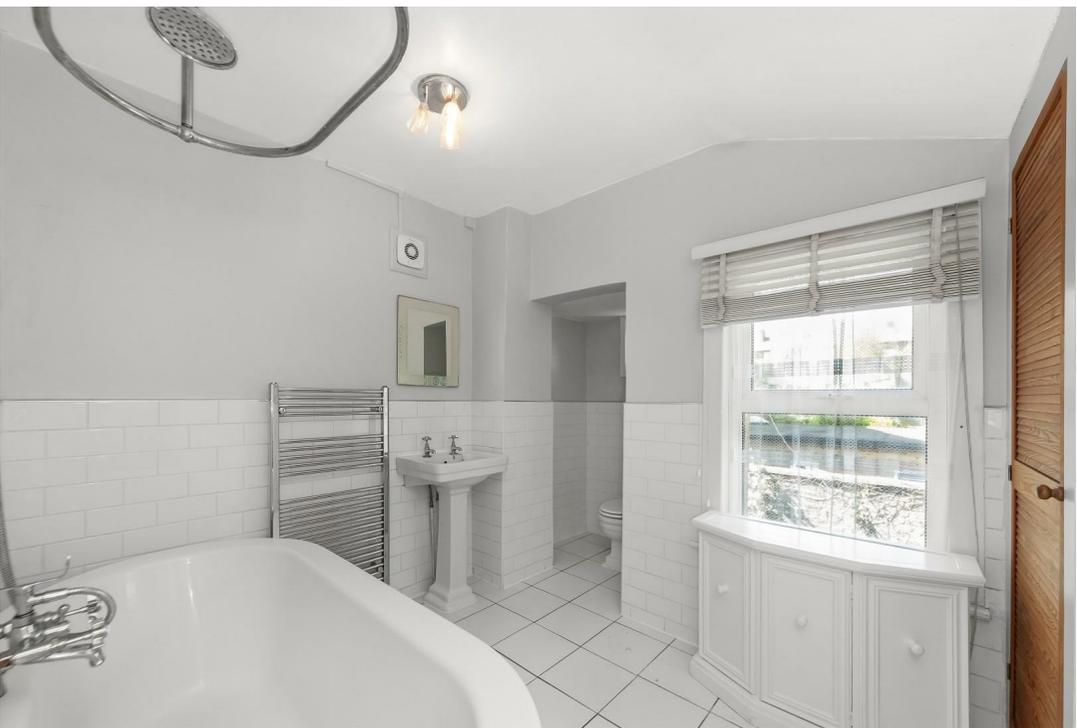


Ethnard Road, SE15 | Offers In Excess Of £350,000

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# In General

- CHAIN FREE
- One double bedroom
- Period conversion
- Over 665 Sq Ft
- Private entrance
- Desirable location

# In Detail

CHAIN FREE - Tucked away on a quiet residential street just off Old Kent Road, this exceptionally bright and generously proportioned one-bedroom flat spans an impressive 666 Sq Ft and occupies the entire first floor of a handsome Victorian house.

Accessed via its own private entrance, a rare and highly desirable feature, the property offers a wonderful sense of privacy and independence. The layout is both spacious and thoughtfully arranged, with an abundance of natural light enhancing the feeling of space throughout.

To the front, the reception room is beautifully bright and inviting, benefitting from high ceilings and large windows that flood the room with light. The bedroom is a well-sized and comfortable double with built-in storage, while to the rear, a particularly generous kitchen diner provides excellent proportions, ideal for entertaining or working from home. A stylish, well-appointed bathroom featuring a classic roll top bath and modern finishes completes the accommodation.

The property is offered chain free, comes with a long lease, and stands out for its sense of space, light, and privacy, all rarely found in a one-bedroom apartment.

Ethnard Road sits within a highly desirable and evolving area, with significant new development enhancing the neighbourhood and further boosting its appeal. Positioned moments from Old Kent Road, the property benefits from excellent bus links into central London. Queens Road Peckham and South Bermondsey stations provide swift connections, placing London Bridge, Borough Market, and Bermondsey Street all within easy reach. Residents also enjoy great local amenities, including a charming local pub with a vibrant beer garden, as well as the expansive green spaces of Burgess Park.

EPC: D | Council Tax Band: B | Lease: 112 years remaining | SC: £1,101.92 | GR: £150 | BI: Incl. in SC



# Floorplan

Ethnard Road, SE15

Approximate Gross Internal Area  
61.9 sq m / 666 sq ft



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 Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) <b>A</b>	
81-101) <b>B</b>	
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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