



Queens Road, London SE15 2HP



welcome to

Queens Road, London

****FOUR BEDROOM SEMI-DETACHED HOME with NO ONWARD CHAIN****

Briefly comprising of an entrance hall, reception room, kitchen, TWO GENEROUSLY SIZED BEDROOMS on the lower ground floor with BATHROOM,



Barnard Marcus are delighted to bring to market this fantastic opportunity to acquire a FREEHOLD FOUR BEDROOM SEMI-DETACHED HOME marketed with NO ONWARD CHAIN. Ideally situated within a 'stones throw' of QUEENS ROAD PECKHAM STATION which offers services into LONDON BRIDGE & DALSTON JUNCTION!

Set over three storeys the property briefly comprises of an entrance hall, reception room, kitchen, TWO GENEROUSLY SIZED BEDROOMS on the lower ground floor with BATHROOM, TWO FURTHER BEDROOMS on the first floor, a second bathroom, PRIVATE REAR GARDEN & DRIVEWAY to provide OFF-STREET PARKING.

Local transport links are excellent, with several bus routes and the QUEENS ROAD STATION within walking distance. The train station provides direct access to LONDON BRIDGE in UNDER 10 MINUTES & DALSTON JUNCTION in UNDER 30 MINUTES making it ideal for commuters or those who enjoy exploring the city.

In terms of local amenities, there are numerous shops, cafes and restaurants nearby, providing a wide range of options for both shopping and dining out including staples of Peckham at the popular PECKHAM CELLARS & PRINCE OF PECKHAM. Overall, Queens Road is a fantastic property that offers a rare combination of spacious living accommodation, period features, private rear garden, off-street parking, huge potential and a highly sought-after location, making this your ideal next home!

Ground Floor

Entrance Hall

Bathroom

Living Room

16' 9" x 13' 1" (5.11m x 3.99m)

Kitchen

16' 8" x 13' 2" (5.08m x 4.01m)

Rear Garden

Lower Ground Floor

Bedroom Three

15' 11" x 13' 2" (4.85m x 4.01m)

Bedroom Four

16' x 13' (4.88m x 3.96m)

Bathroom

First Floor

Bedroom One

16' 7" x 13' 3" (5.05m x 4.04m)

En-Suite

Bedroom Two

16' 7" x 13' 1" (5.05m x 3.99m)



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welcome to

Queens Road, London

- SEMI-DETACHED HOME
- FOUR DOUBLE BEDROOMS
- DRIVEWAY FOR OFF-STREET PARKING
- PRIVATE REAR GARDEN
- HUGE RENOVATION POTENTIAL

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£1,000,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PKM102615 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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