



Woods Road, SE15 | Guide Price £350,000

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# In General

- Two bedrooms
- Two bathrooms
- Top floor
- Loft storage access
- Allocated gated parking
- Quiet residential street
- Excellent transport links

# In Detail

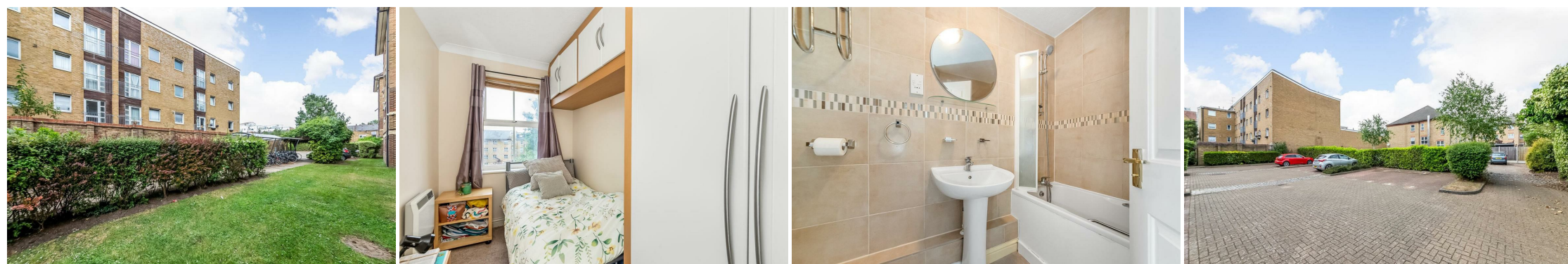
**\*\*Guide Price £350,000-£375,000\*\*** A well proportioned two bedroom, two bathroom apartment, ideally positioned on the top floor of a well maintained, purpose built block in the heart of Peckham.

Offering 615 square feet of internal space, this light filled home features a generous layout that includes two bedrooms, with the principal room benefiting from built-in storage and an en-suite shower room. There is also a second modern bathroom, a bright and spacious reception, and a separate, well equipped kitchen.

Located on the third floor, the apartment enjoys a peaceful outlook, excellent natural light and access to loft storage. Residents benefit from allocated parking within a secure, gated area at the rear of the building.

Woods Road is a quiet residential turning, just moments from the vibrant Queens Road with its growing mix of cafés, restaurants and independent shops. Queens Road station is a short walk away, offering quick connections to London Bridge, Canada Water and Shoreditch via the Overground and National Rail. This property would make a strong choice for a first time buyer or investor alike.

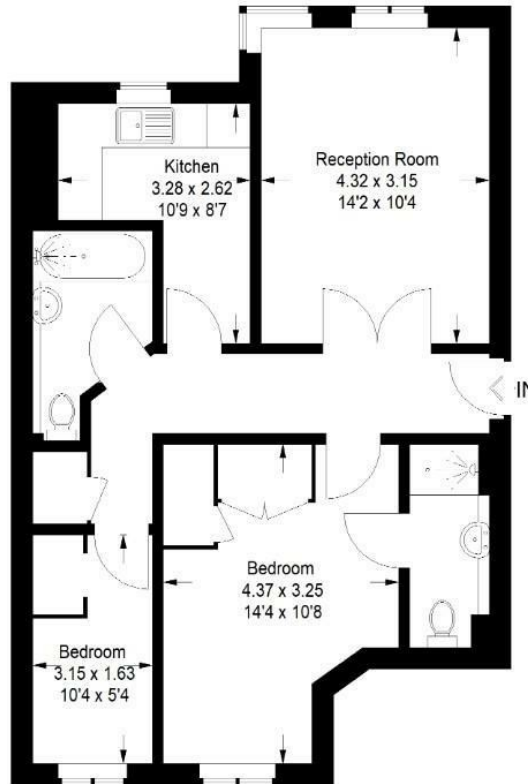
EPC: C | Council Tax Band: C | Lease: 99 years remaining | SC: £2,543.85 | GR: £270.78 | BI: Incl. in SC



# Floorplan

## Kendrick Court, SE15

Approximate Gross Internal Area  
57.1 sq m / 615 sq ft



### Third Floor

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		72	76
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	

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