



Kings Grove, SE15 | Guide Price £350,000

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In General

- Period conversion
- One bedroom
- One bathroom
- Raised ground floor
- Sought after road
- Excellent transport links

In Detail

Guide Price £350,000 - £375,000. A beautifully presented one bedroom Victorian flat, set on the raised ground floor of a popular residential road in Peckham. Boasting over 420 sq ft of well proportioned living space, this charming home blends period character with modern comfort.

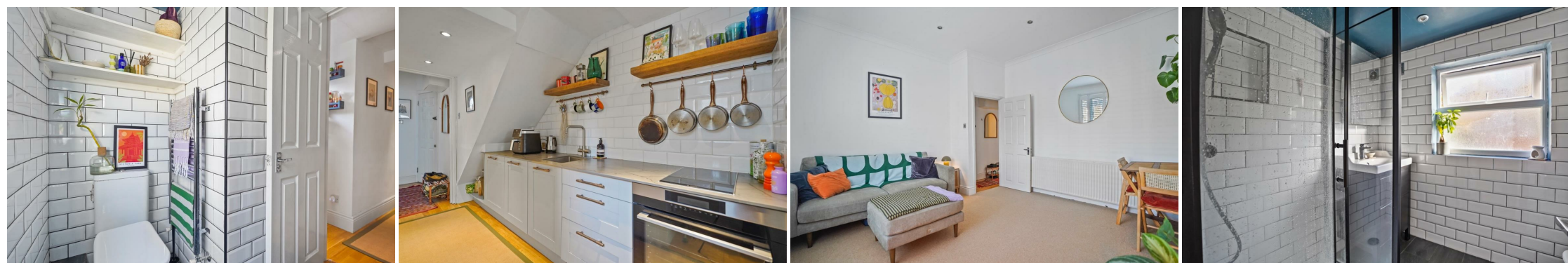
The flat features a bright and airy reception room, creating a generous sense of space and natural light, alongside a separate modern fitted kitchen. A light filled double bedroom with large windows adorned with shutters, alongside a contemporary bathroom suite, completes the home.

Kings Grove is a highly desirable, quiet, tree-lined street with a strong community feel. Residents benefit from access to the King Grove community garden and are just moments from the bars, cafés, and restaurants of Queens Road Peckham, including Kudu and Peckham Cellars. Surrounding neighbourhoods such as Camberwell, New Cross, Bermondsey, and Dulwich are also within easy reach.

Queens Road Peckham station is just a stone's throw away, providing Overground links to London Bridge, Highbury & Islington, and Canary Wharf, while numerous bus routes offer convenient access across London.

In excellent decorative order, this raised ground floor apartment is ideal for first time buyers or investors seeking a stylish home in a vibrant and well connected location. Internal viewing is highly recommended.

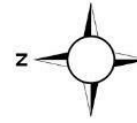
EPC: C | Council Tax Band: B | Lease: 138 years remaining | SC: £750 pa approx | GR: N/A | BI: Incl. in SC



Floorplan

Ground Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 39.4 sq. metres (423.9 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		75	80
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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