

Queens Road, SE15

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A penthouse with panoramic views, wrap-around terrace and pergola. Bright open-plan living, three bedrooms, tatami-style master suite, smart tech and herringbone floors. 856 sq ft, just four minutes from Queens Road Peckham station.

- Fourth-floor penthouse in a ten-apartment development completed in 2019
- 856 sq ft (approx. 79 sq m)
- Wrap-around terrace with pergola, plus access to a large communal roof terrace
- Three bedrooms, flexibly used as bedroom, snug and home office
- Master bedroom with en suite and built-in tatami platform bed
- 4-minute walk to Queens Road Peckham station
- Luxury LVT herringbone flooring

Some homes have a view. This one has the whole of London laid out in front of it. Perched on the fourth floor of a boutique ten-apartment building completed in 2019, this 856 sq ft penthouse wraps its terrace around the skyline: St Paul's, the Shard, Canary Wharf and the O2 to the north, Crystal Palace to the south.

Step into the lift as it transports you to the front entrance of the penthouse, with no shared landing and no neighbours in sight. A softly lit hallway with luxury LVT herringbone flooring draws you inside, and the mood is set before you've reached the living space.

The open-plan kitchen and living space is bright, generous and beautifully finished. Stone worktops, an integrated wine cooler and a Samsung coffee machine make it a joy to cook, host and linger in. Large openings flood the apartment with natural light, and the living area flows straight out onto the terrace. The wrap-around terrace has its own pergola, and it's easy to picture morning coffee, long summer dinners and sunset drinks here. Directly in front of the apartment is access to a large communal roof terrace, a second vantage point with the same big skyline ►





► views, and it's rarely busy.

The layout works as hard as you want it to. The master suite has its own en suite and a built-in tatami platform bed base, a Japanese-inspired detail that gives the room a calm, restful feel. Of the other two rooms, one is currently a snug and the other a home office, and both open onto the terrace. Every room has been individually designed, so the apartment feels curated rather than simply finished.

A Nest 3rd Generation thermostat lets you control heating and hot water, and the bathroom has underfloor heating. Camera entry adds peace of mind, and there's secure cycle storage.

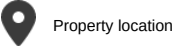
Queens Road Peckham station is a four-minute walk away, with Overground services to Dalston Junction and Clapham Junction and trains to London Bridge. Easy access to Peckham Rye and Nunhead. Blackbird Bakery is close by for your morning loaf, and Peckham Cellars, a favourite wine and food spot, is just two minutes away.

Tenure: Leasehold Lease with 144 Years remaining
Ground rent: £450 per annum and Service charge: £3,200 per annum
Council tax: Band E (£2,404.43)





LOCATION



ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **84**

Potential: **84**

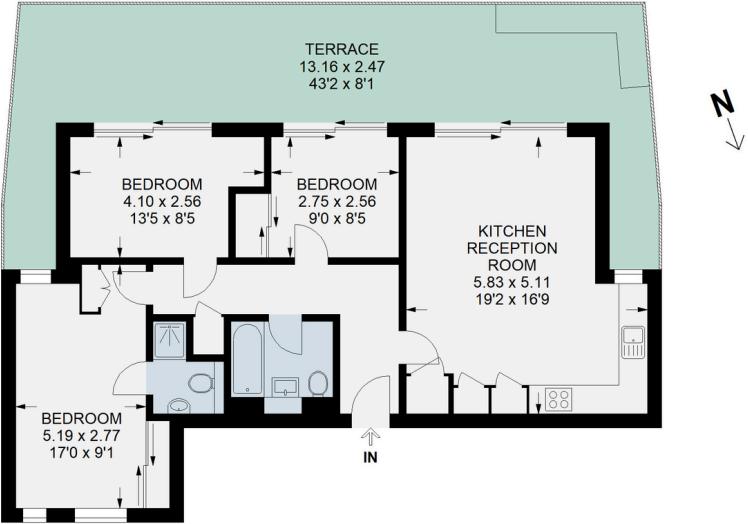
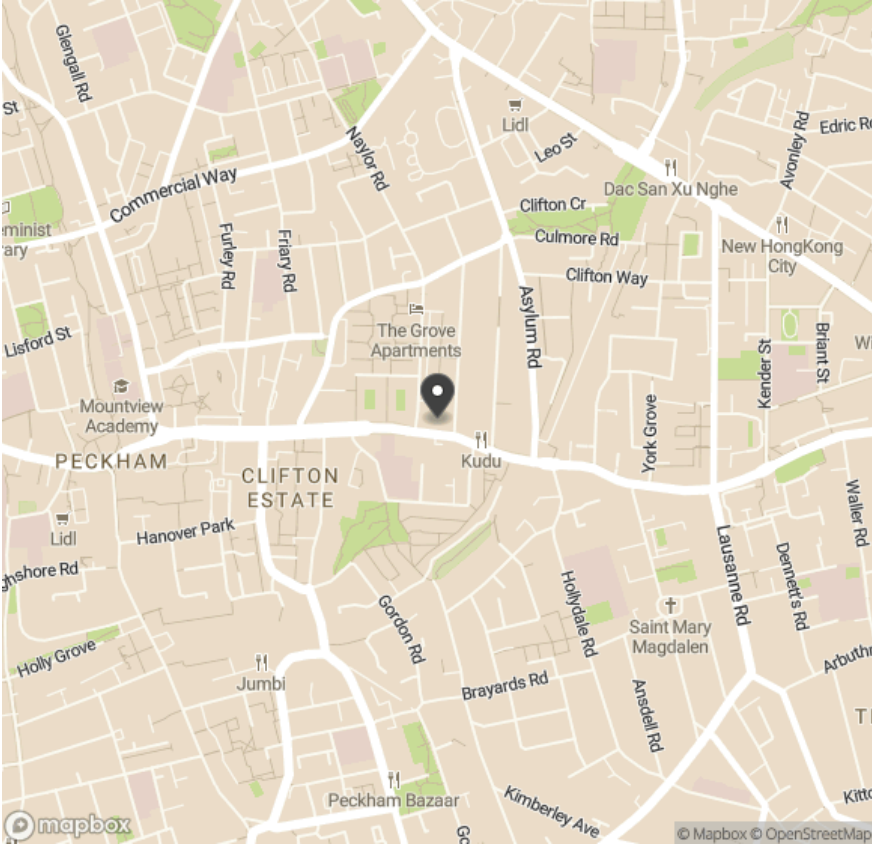
FLOOR PLAN

856 sq ft (79 sq m)

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Approximate Gross Internal Area = 856 sq ft / 79.52 sq m

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FOURTH FLOOR

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