



Belfort Road, SE15 | £325,000

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# In General

- One bedroom period conversion
- Top floor - beautifully bright
- 0.3 miles away from Queens Road Peckham station
- Good condition throughout
- CHAIN FREE

# In Detail

CHAIN FREE - Charming and beautifully bright top floor period conversion enviably-located between Telegraph Hill and Peckham, SE15.

Belfort Road is ideally located for the excellent parks and green spaces nearby as well as a host of shops, bars, restaurants and coffee shops of Queens Road and Nunhead Lane. There are strong transport links into The City and West End from Queens Road, Peckham station (0.3 miles) and New Cross Gate station (0.7 miles) as well as bus/cycle routes through the neighbouring East Dulwich, Nunhead and Peckham Rye.

Boasting over 350 Sq Ft at the top of this gorgeous Victorian building - there is a 16x12 ft open-plan kitchen-reception with charming large windows along with a full bathroom and double bedroom. In good condition throughout, but could benefit from some gentle modernisation in places.

This property may not be suitable for all high street mortgage lenders.

EPC: C | Council Tax Band: B | Lease: 58 years remaining | GR: £75 pa | SC: approx. £700 pa | BI: incl. in SC



# Floorplan



Total floor area 33.1 sq.m. (356 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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