



Woods Road, London, SE15 2PX

A contemporary and immaculately presented two double bedroom apartment conveniently located a five minute walk from Queen's Road Peckham for a quick commute to central London, as well as moments from a plethora of local amenities including independent cafes, restaurants, local markets and shops.

The property features a spacious and naturally bright open plan kitchen with additional built-in storage, leading into a private west facing covered balcony enjoying evening sun and views over the landscaped grounds and towards Peckham beyond. There are two good sized double bedrooms (one of which boasting a built-in wardrobe), and a stylish bathroom.

Additional storage can be found in the generous cupboard in the hallway.

The apartment is part of a highly sought after gated development featuring communal landscaped grounds and plenty of bicycle storage. The greenery of Cossall Park is adjacent to the development.

Leasehold

Years left on the lease: 117

Service Charge: £4425.60 per annum

Ground Rent: £249.96 per annum

Council tax and, where applicable, lease information, service charges, ground rent, property size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

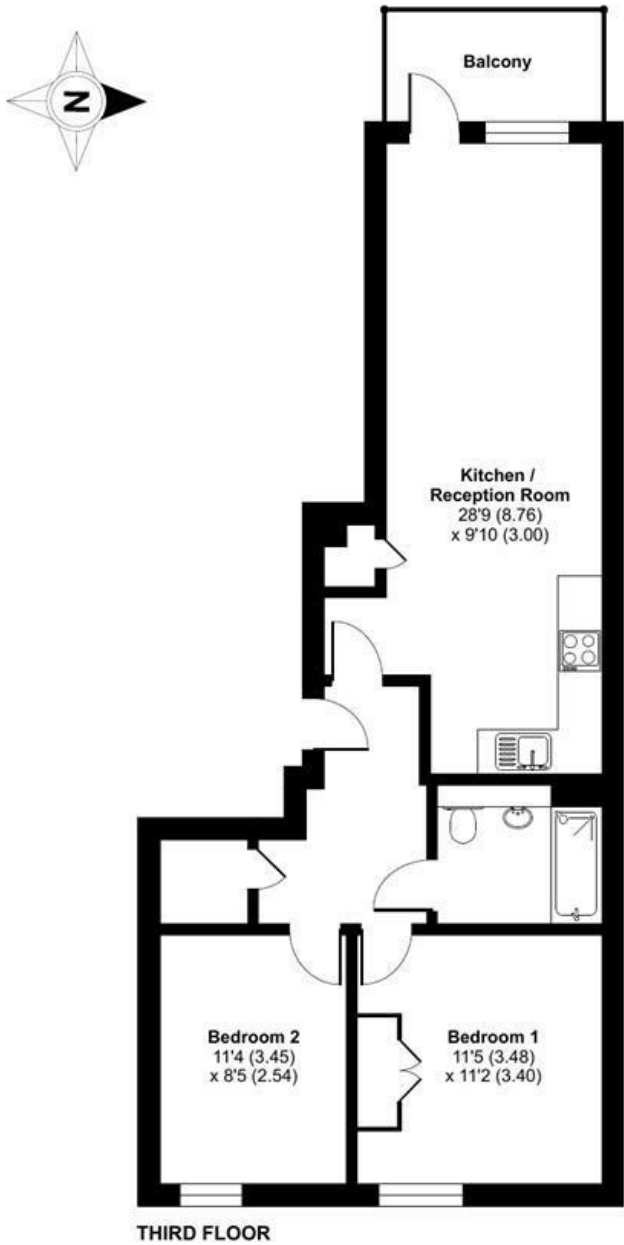
- Chain Free
- Naturally Bright Apartment
- Contemporary Secure Gated Development
- Immaculately Presented
- Plenty of Storage Space
- Private West Facing Balcony with Evening Sun
- Stylish Bathroom
- Communal Landscaped Gardens and Bicycle Parking
- Residents Car Parking Permit Available

Alex & Matteo
ESTATE AGENTS

Asking price £450,000

Woods Road, Peckham, London, SE15

Approximate Area = 699 sq ft / 64.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hyde Housing Association. REF: 1104482

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	