

## Kings Grove, Peckham

£399,950



Spacious one bedroom Victorian conversion flat of 524 square feet, with its own front door, a Freehold-share, and its own private west-facing garden. You can be organising that housewarming BBQ very soon as the property is pleasingly being sold without a chain.

Your new address is a quiet, tree-lined, no-through street, which places you gleefully close to Queens Road Peckham Station (you are three minutes from the platform!) and the cool local independent businesses which surround it.

Additionally, there are brilliant bus routes at the top of your street, and Peckham Rye Station is a 13 minute stroll.

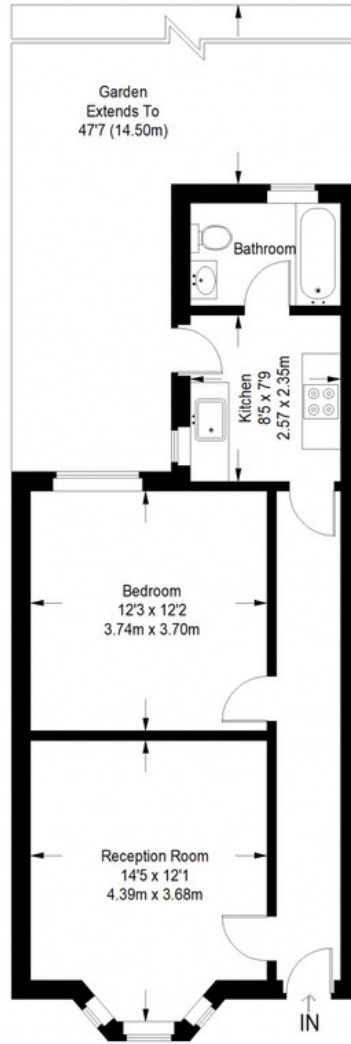
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## Kings Grove



**Lower Ground Floor = 524 sq ft**

Approximate Gross Internal Area  
LOWER GROUND FLOOR = 524 sq ft / 49 sq m  
Total = 524 sq ft / 49 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)