



Queens Road, SE15 | £350,000

02087029666

peckham@pedderproperty.com

pedder
We live local



In General

- One double bedroom
- Modern, purpose built block
- Bright, winter-garden
- Lift-access
- Communal Access
- Easy access to East London Line
- Chain Free

In Detail

Beautifully presented one double bedroom apartment in this striking modern development, located between the transport hubs of Peckham Rye and Queens Road, Peckham, making it an ideal purchase for first time buyers and investors alike - with an annual yield of around 7%

Penny Black Court remains one of the premium developments in this increasingly-popular postcode which continues to see new bars, shops, cafe's and restaurants attract trendy young professionals. There is enviable access to The City and East London from Queens Road station (0.2 miles) with regular services into London Bridge (8 mins) and Shoreditch High Street (18 mins) and Thameslink services to Farringdon and London Blackfriars from Peckham Rye station (0.7 miles). There are great cycle routes and bus connections into the neighbouring New Cross, East Dulwich and Camberwell as well as a host of parks and green spaces.

The 600 sq ft, 4th floor apartment enjoys a charming south-facing winter garden off of a 24-foot open-plan kitchen-reception and is great for observing the hustle and bustle of south London life. The bathroom and sizeable double bedroom with fitted cupboards are at the rear of the property leading off a spacious hallway.

As well as video-entry, lift access and bicycle storage - there is a residents only communal garden on the first-floor.

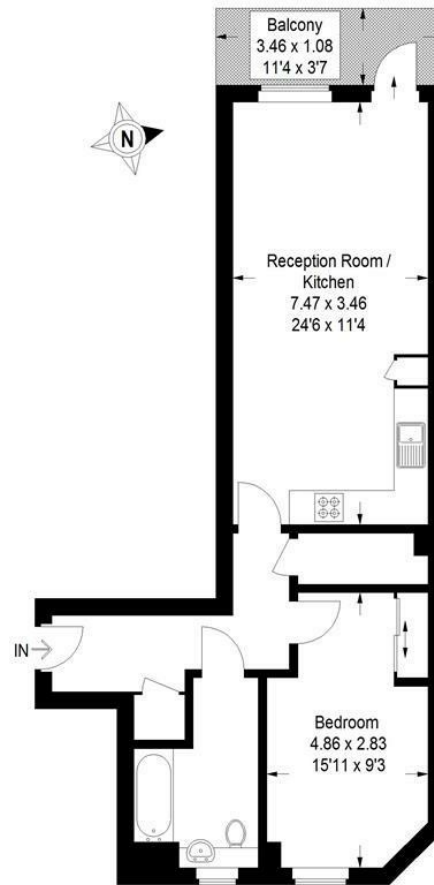
EPC: B | Council Tax Band: C | Lease: 115 years remaining | GR: £250 pa | SC: £3,000 | BI: incl. in SC



Floorplan

Penny Black Court, SE15

Approximate Gross Internal Area
56.3 sq m / 606 sq ft



Fourth Floor

Copyright www.pedderproperty.com © 2021
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		85	85
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		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.