



Queens Road, SE15 | Offers In Excess Of £385,000

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In General

- One bedroom, one bathroom
- Over 751 square ft
- Open plan layout
- Gated development
- Top floor
- Excellent transport links
- Less than ten minutes to London Bridge

In Detail

A large one-bedroom apartment boasting an impressive 751 sq ft of bright, well-proportioned living space set on the top floor of a modern, small-scale gated development ideally located in the heart of the bustling Queens Road, Peckham, SE15.

The apartment is flooded with natural light and centres around a spacious open plan living and dining area, enhanced by dual aspect windows and finished with a sleek, contemporary kitchen. The generous double bedroom enjoys a calm and airy feel, with south facing windows allowing light to pour in throughout the day. A stylish modern bathroom completes the accommodation.

The development is secure and well maintained and the apartment's elevated position, set back from the road, offers a real sense of space, quiet and privacy. Perfectly positioned just moments from Queens Road Peckham station, the property benefits from excellent transport links including London Overground and mainline services to London Bridge, Highbury and Islington, Whitechapel and Shoreditch High Street.

The local area has become one of South East London's most exciting neighbourhoods, with an excellent mix of independent cafés, restaurants and bars close by, including Peckham Cellars, Beer Rebellion and Blackbird Bakery - with new additions Eagle Eats Bakery, Connie's Pizza and Shrimp & Wings restaurant less than a 2 minutes walk away. Green spaces are also within easy reach, with Peckham Rye, Burgess Park, Telegraph Hill and Nunhead Cemetery all nearby.

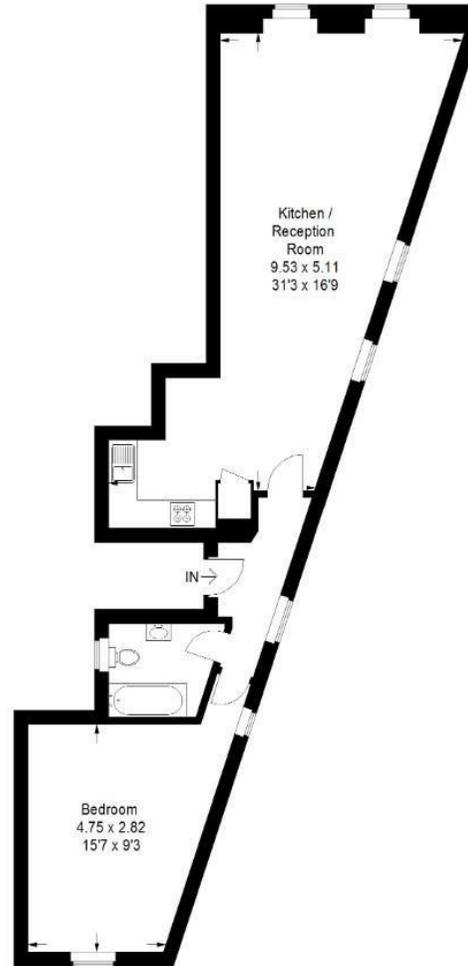
With its generous size, modern finish and superb location this outstanding apartment makes an ideal first time purchase or buy-to-let investment opportunity in the heart of Peckham.

EPC: B | Council tax band: C | Lease: 115 years remaining | GR: Nil | SC: £1,500 pa | BI: incl. in SC



Floorplan

Queens Road, SE15
 Approximate Gross Internal Area
 69.8 sq m / 751 sq ft



Second Floor

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 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		82	82
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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