



Hatcham Park Road, London, SE14 5QE

Guide Price £475,000 to £500,000. A modern two bedroom, two bathroom apartment located moments from both Queens Road Peckham and New Cross Station. The apartment features a spacious reception room and kitchen with plenty of space to dine as well as access to a generous balcony, two spacious double bedrooms with one boasting an en-suite bathroom, and stylish family bathroom. Additional storage can be found in the hallway.

The apartment is located moments from a plethora of local amenities such as independent restaurants, bars, and convenience stores.

Years on Lease - 992
 Annual Ground Rent - £300
 Annual Service Charge - £2,160
 Council Tax Band - D

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

- Small Contemporary Building Built in 2019
- Spacious Top Floor Two Bedroom Two Bathroom Apartment
- Low Service Charge
- Excellent Transport Links
- Close to Local Amenities
- Development of 8 Units in Total

Alex & Matteo
 ESTATE AGENTS

Guide price £475,000

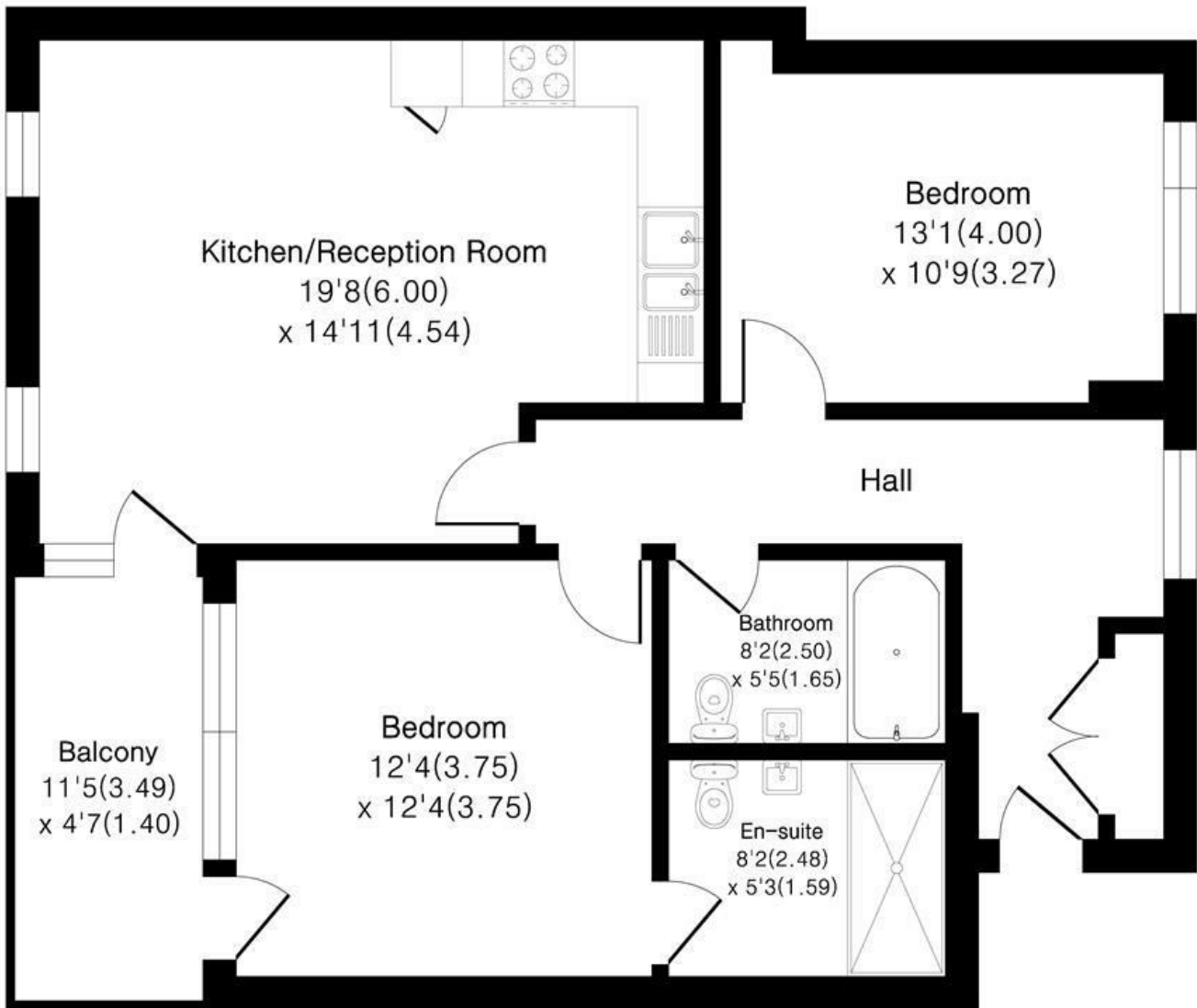
Helena Court 1A, Hatcham Park Road London, SE14

Approximate Area = 810 sq ft / 75.2 sq m

(Excluding Balcony)

Balcony Area = 56 sq ft / 4.8 sq m

For identification only - Not To Scale



Second Floor



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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		