



## Woods Road, London, SE15 2PX

Guide Price £450,000 to £475,000.

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

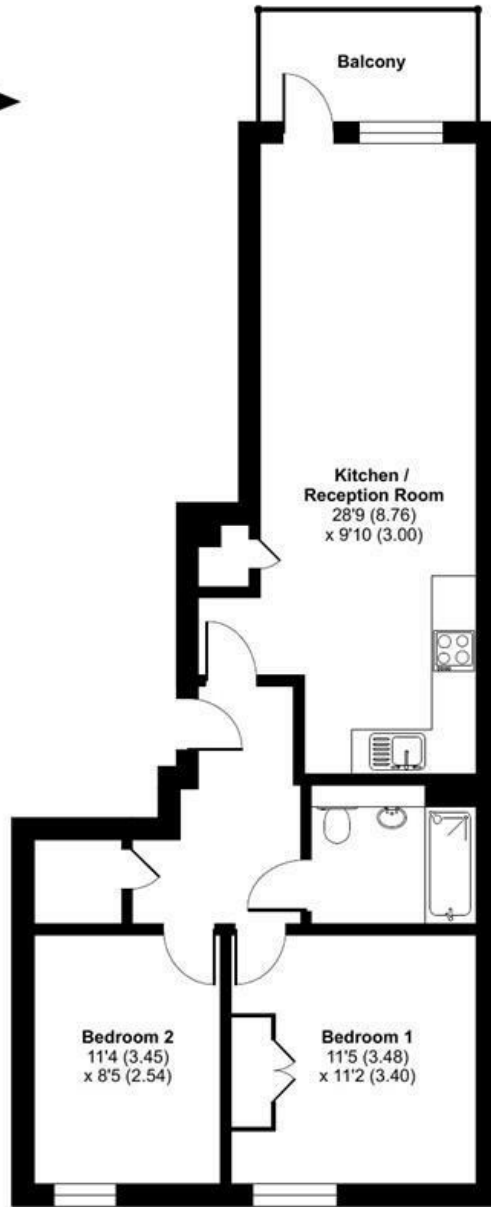
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £450,000**

# Woods Road, Peckham, London, SE15

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



THIRD FLOOR



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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>86</b>                  | <b>86</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |