

QUEENS ROAD, PECKHAM, SE15
LEASEHOLD
OFFERS IN EXCESS OF £400,000



SPEC

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Lease Length : 121 years remaining

Service Charge : £1475 per annum

Ground Rent : £250 per annum

FEATURES

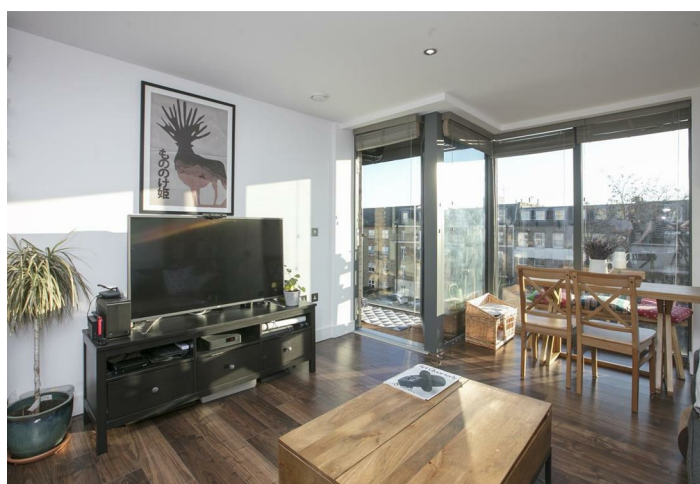
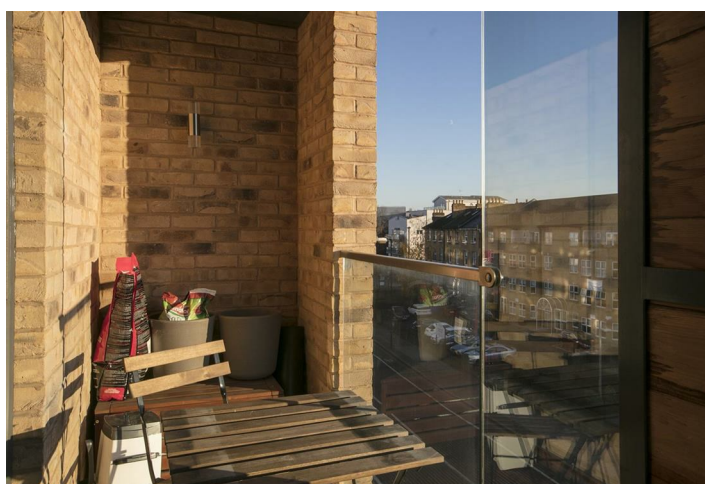
South Facing Balcony

Contemporary Block

Unbeatable Transport Links

Leasehold

Virtual Tour Available



QUEENS ROAD SE15

LEASEHOLD



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Bright and Beautiful Contemporary One Bedder With Balcony and Fab Transport Links.

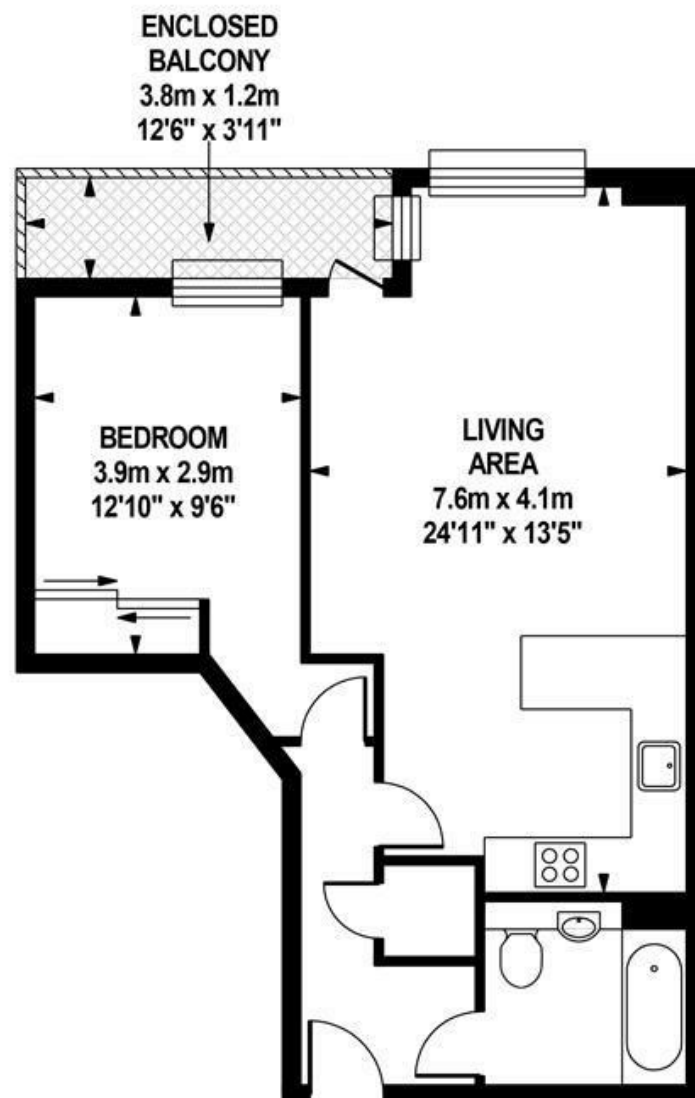
Boasting a contemporary finish and a bright South facing aspect, this marvellous one bedder packs a serious punch. It sits on the third floor of a handsome, modern block within an effortless stroll of both the amenities Queens Road and Peckham. You're close to everything a Londoner could need! The accommodation consists of a large living space with swanky integrated kitchen and access to a lovely south facing balcony, double bedroom and bathroom. Transport is unbeatably convenient with Queens Road just a three minute stroll for regular swift services to London Bridge taking only 8 minutes! You can be strolling along the Thames door to door in less than 15 minutes!

The building enjoys a stylish exterior and offers secure access with telephone entry system. Stairs or lift whisk you upward to the third floor. Your inner hall offers a deep recessed storage cupboard - great for coats, brollies and the Dyson. The living area makes the most of that bright south facing aspect - it sparkles with light. A well stocked kitchen with Quartz counters precedes your lounging area. Appliances include integrated dishwasher, fridge and freezer. There's a four ring SMEG electric hob and oven and washing machine too. The front window offers the perfect spot for a dining table and you'll get access to that tiptop balcony which has a sliding wooden panel for maximum versatility. The double bedroom faces over the balcony and has fitted mirrored storage. A mostly tiled bathroom with white suite, wooden counter, heated towel rail and inset shelving completes the tour nicely.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location, as well as Queen's Road station there are also good bus links into town from the end of the road - the 436 will take you all the way to Paddington and once in Peckham you have the option of the ubiquitous number 12. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by. On your doorstep are the acclaimed Peckham Library, the Peckham Pulse Leisure Centre and boho amenities of Bellenden Road with cafés, bars and restaurants plus a good bookshop and boutiques. Even closer are the cafes and eateries of Queens Road. We love the Blackbird Bakery for a coffee before the commute.

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THIRD FLOOR

Approximate Internal Area :-
51.68 sq m / 556 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 51.68 sq m / 556 sq ft
Measurements for guidance only / not to scale

QUEENS ROAD SE15

LEASEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	84
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	88	88
England & Wales		EU Directive 2002/91/EC

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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