



Woods Road, SE15 | Guide Price £350,000

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# In General

- Two bedrooms
- Two bathrooms
- Top floor
- Loft storage access
- Allocated gated parking
- Quiet residential street
- Excellent transport links

# In Detail

**\*\*Guide Price £350,000-£375,000\*\*** A well proportioned two bedroom, two bathroom apartment, ideally positioned on the top floor of a well maintained, purpose built block in the heart of Peckham.

Offering 615 square feet of internal space, this light filled home features a generous layout that includes two bedrooms, with the principal room benefiting from built-in storage and an en-suite shower room. There is also a second modern bathroom, a bright and spacious reception, and a separate, well equipped kitchen.

Located on the third floor, the apartment enjoys a peaceful outlook, excellent natural light and access to loft storage. Residents benefit from allocated parking within a secure, gated area at the rear of the building.

Woods Road is a quiet residential turning, just moments from the vibrant Queens Road with its growing mix of cafés, restaurants and independent shops. Queens Road station is a short walk away, offering quick connections to London Bridge, Canada Water and Shoreditch via the Overground and National Rail. This property would make a strong choice for a first time buyer or investor alike.

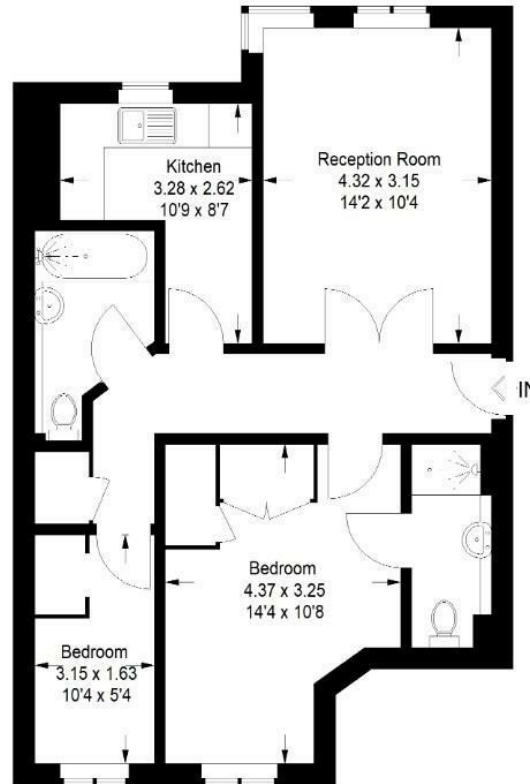
EPC: C | Council Tax Band: C | Lease: 99 years remaining | SC: £2,543.85 | GR: £270.78 | BI: Incl. in SC



# Floorplan

## Kendrick Court, SE15

Approximate Gross Internal Area  
57.1 sq m / 615 sq ft



### Third Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		72	76
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		