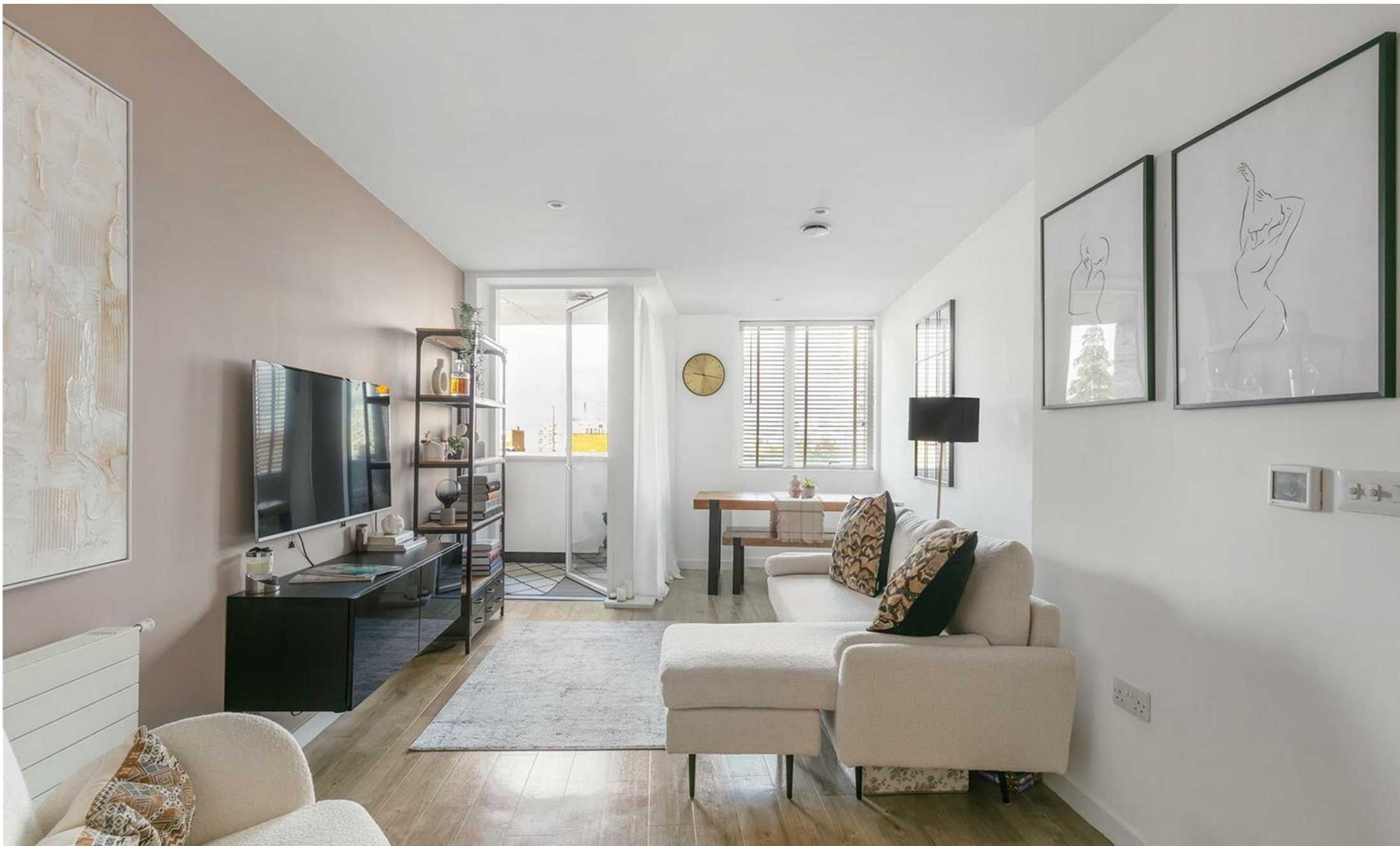




Woods Road, SE15 | £350,000

02087029666

peckham@pedderproperty.com

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In General

- CHAIN FREE!
- Modern development
- Third floor apartment
- One bedroom
- Private west-facing balcony
- Long lease
- Communal gardens and bike storage
- Over 585 SqFt
- 0.3mi to Queens Road Peckham Station
- 0.5mi to Peckham Rye Station

In Detail

A beautifully bright and modern one bedroom apartment, situated on a quiet residential road in Peckham.

The property features an open-plan living area with stylish kitchen - including built in appliances, leading to a private, West facing, balcony - a great spot for some al fresco dining in the summer months. The double bedroom benefits from built in wardrobes and there's a generous contemporary bathroom suite. The substantial cupboard off the entrance hallway offers ample storage.

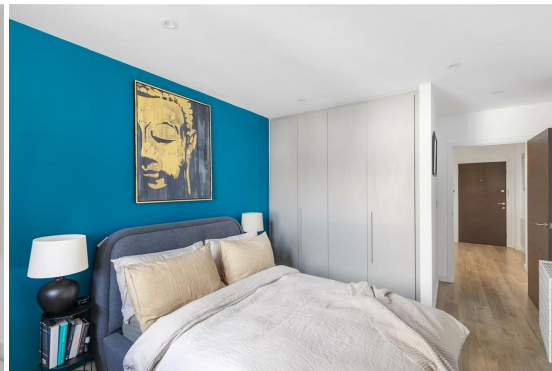
This niche residential development, situated next to Cossall Park, also comes with beautiful communal gardens and access to bike storage.

This apartment is extremely well placed to enjoy all that Peckham has to offer. A short walk will take you to the top of the Bussey Building, where you can enjoy a rooftop bar with amazing views of London, a rooftop cinema, or a yoga session. The vibrant local area is rich with restaurants, cafes, independent shops, galleries, and parks.

For commuters, the location is ideal. Positioned within Zone 2, the apartment is just a few minutes walk from both Queens Road Peckham and Peckham Rye stations, offering easy access to South, East, and Central London.

With it's long lease and prime location, viewings are highly recommended.

EPC: B | Council tax band: C | Lease: 242 years remaining | SC: £2,200 pa | GR: £450 pa | BI: incl. in SC

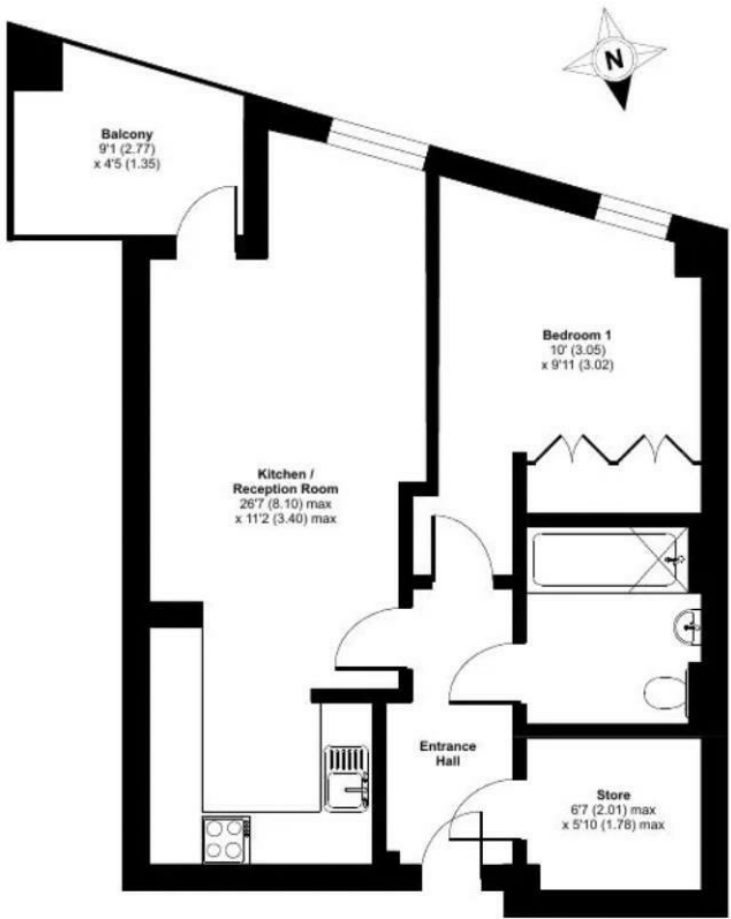


Floorplan

Woods Road, London, SE15

Approximate Area = 586 sq ft / 54.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	86	86
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Acorn Group. REF: 882199

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