



Ethnard Road, SE15 | Guide Price £325,000

02087029666

peckham@pedderproperty.com

pedder
We live local



In General

- CHAIN FREE
- One double bedroom
- Long 112 year lease
- First floor of attractive Victorian conversion
- Highly desirable, private entrance
- Over 665 Sq Ft, larger than average
- Generous kitchen diner, with plenty of storage
- Excellent location

In Detail

Guide Price £325,000 - £350,000

CHAIN FREE - This unusually spacious one-bedroom flat occupies the entire first floor of a handsome Victorian conversion, benefitting from its own private entrance, giving the feel of a maisonette rather than a typical flat.

To the front, the reception room is beautifully bright and generously proportioned, with high ceilings and large windows that flood the room with an abundance of natural light, enhancing the sense of space. The bedroom is a comfortable double with built-in storage. To the rear, the kitchen-diner is particularly generous, with plenty of storage, ideal for dining, entertaining, or working from home. The bathroom features a classic roll-top bath with modern finishes, combining character with contemporary style.

An additional storage cupboard on the upstairs corridor provides useful extra space for clothes, household items, or seasonal belongings.

Tucked away on a quiet street just off Old Kent Road, the property is within easy reach of Queens Road Peckham and South Bermondsey stations, offering quick connections to London Bridge and central London. The property also benefits from further excellent bus links into Central London. Residents also enjoy nearby green space at Burgess Park, as well as a growing selection of local cafés and amenities.

Offered chain free with a long lease, this flat is an exceptional opportunity for a first-time buyer or someone looking for a low-maintenance home in a well-connected area.

EPC: D | Council Tax Band: B | Lease: 112 years remaining | SC: £1,101.92 | GR: £150 | BI: Incl. in SC



Floorplan

Ethnard Road, SE15

Approximate Gross Internal Area
61.9 sq m / 666 sq ft



Copyright www.pedderproperty.com © 2025
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		65	77
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.