

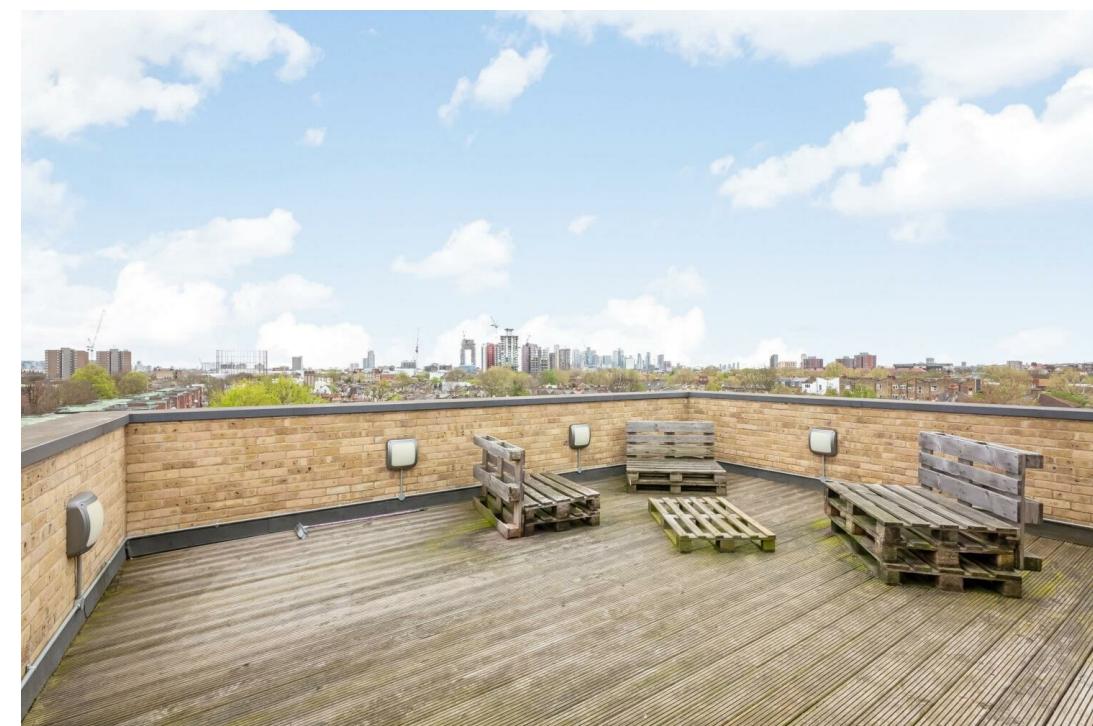


Queens Road, SE15 | Offers In Excess Of £400,000

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# In General

- One double bedroom
- Modern features
- South facing balcony
- Large communal roof terrace
- Walking distance to fantastic trainlines

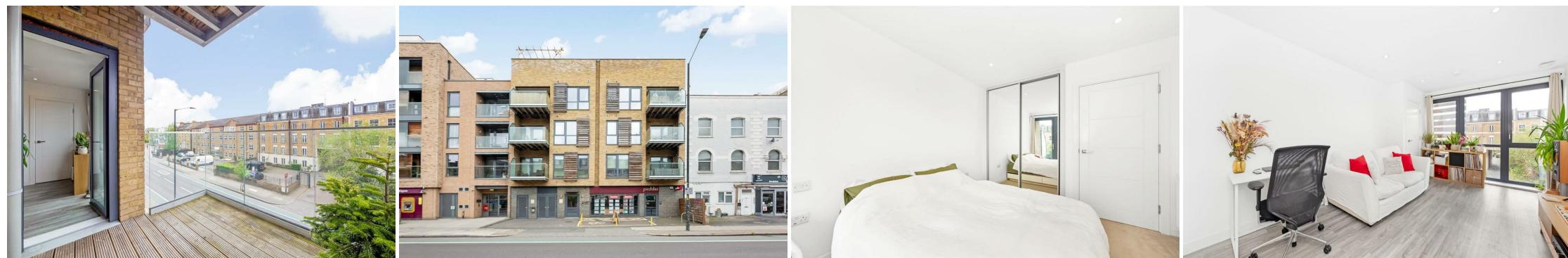
# In Detail

Conveniently positioned on Queens Road, this one-bedroom apartment offers an enviable location in the bustling neighbourhood of Peckham, coupled with excellent transport links.

The spacious open-plan reception and kitchen area boast floor to ceiling windows, bathing the space in natural light, leading out to a generous south-facing balcony. The modern kitchen is equipped with top of the range integrated appliances, including a full-size wine fridge. The generously sized double bedroom features built-in storage, while the well-proportioned bathroom boasts contemporary fixtures and fittings, along with ample storage throughout the property.

Superbly located for Queens Road station (0.2 miles) for regular Overground and National Rail services into London Bridge (8 mins), Clapham Junction (20 mins) and Shoreditch High Street (19 mins) as well as the excellent bars, cafes and fooderies of Peckham and New Cross.

EPC:B | Council Tax Band: D | Lease: 145 years remaining | SC: £1,484 pa | GR: £350 pa | BI: Incl. in SC



# Floorplan

## Featherstone Apartments, SE15

Approximate Gross Internal Area  
49.9 sq m / 537 sq ft



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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<br>(92 plus) A | 84                |
| (81-91) B  | 84                |
| (69-80) C  |                   |
| (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                                    |                   |

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