



OFFERS IN EXCESS OF

**£425,000**

**Queens Road**

London, SE15 2QW

**GARETH**  
**JAMES**

## PROPERTY SUMMARY

Positioned on the first floor of an attractive period conversion and set back from the road behind a generous front garden, this charming apartment presents a rare opportunity to acquire a beautifully proportioned two-bedroom home in the heart of Peckham.

2



1



1









**Queens Road, SE15**

Approximate Gross Internal Area  
49.3 sq m / 531 sq ft



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1307079)

2	
1	
1	

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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