



Montpelier Road SE15  
OIEO £700,000

0208 702 9666  
[pedderproperty.com](http://pedderproperty.com)

**pedder**





# In general

- Spacious kitchen/reception room
- Four bedrooms
- Modern bathroom suite
- Wooden flooring
- Double glazing
- An abundance of light
- Plenty of storage
- Off street parking
- Close to excellent transport links

# In detail

A wonderful four bedroom house for sale on the sought-after Montpelier Road.

This recently refurbished property comprises a bright and spacious kitchen/reception room, modern bathroom suite and four bedrooms. Further benefits include off street parking, private entrance, wooden flooring, double glazing, an abundance of light, plenty of storage, gas central heating and a lovely finish throughout.

The property is situated approximately just 0.3 miles from Queens Road Station and 0.9 miles from Nunhead Station offering excellent transport links into Central London as well as bus connections into neighbouring areas. EPC: C.

Viewings are highly recommended, call the Pedder Peckham sales team to arrange a viewing today.



# Floorplan

## Montpelier Road, SE15

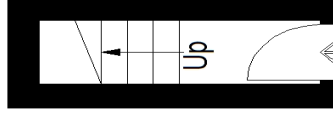
Approximate Gross Internal Area

Ground Floor = 2.2 sq m / 24 sq ft

First Floor = 56.0 sq m / 603 sq ft

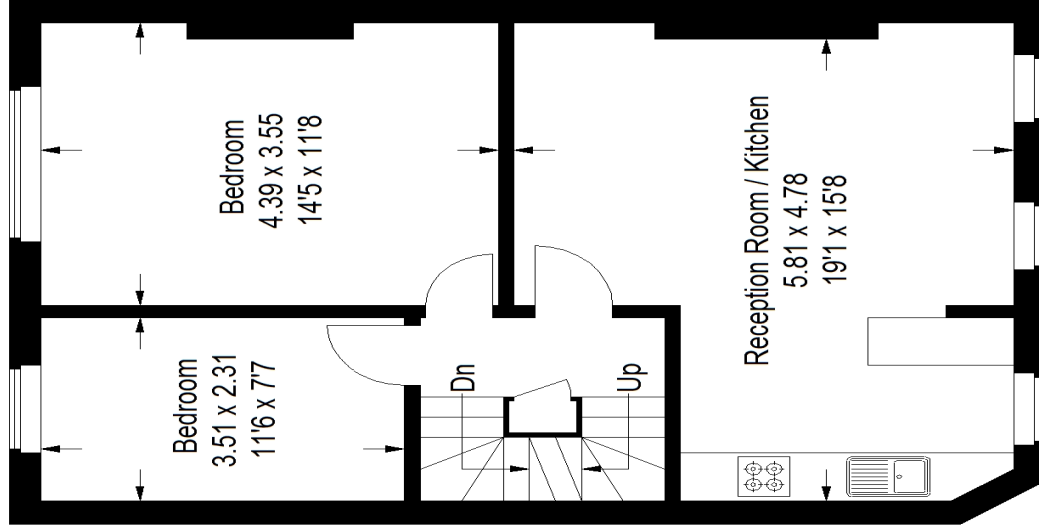
Second Floor = 47.4 sq m / 510 sq ft

Total = 105.6 sq m / 1137 sq ft

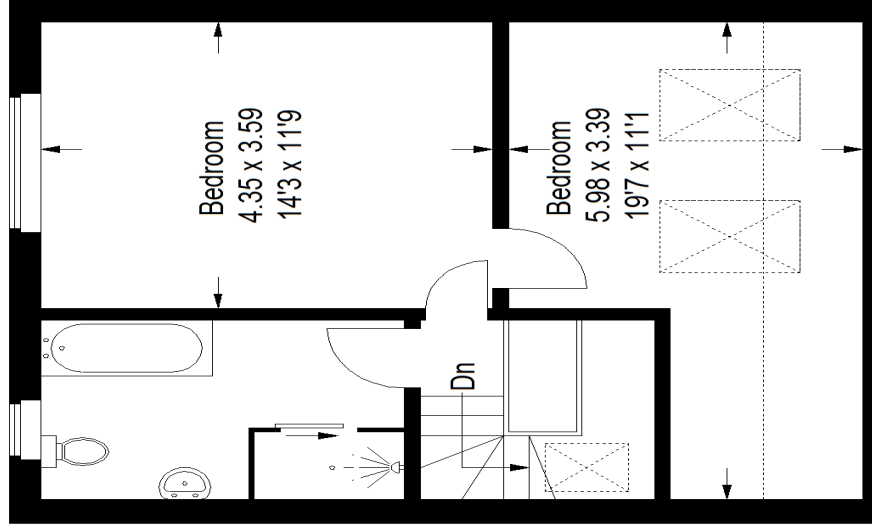


 = Reduced headroom below 1.5 m / 5'0"

### Ground Floor



### First Floor



### Second Floor

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2021

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73   C	86   B

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.