



Kings Grove SE15
£375,000 - £400,000

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In general

- One double bedroom
- First floor
- Period conversion
- Communal garden
- Over 600 Sq Ft
- Excellent transport links
- EPC Rating: D

In detail

Beautiful and charming over-sized one double bedroom period conversion on this desirable cul-de-sac ideally located for Queens Road station.

Boasting over 600 Sq Ft of internal space as well as access to well-maintained communal gardens – this property has been lovingly maintained by the current owners. With a wide hallway opened up into the 26x17-foot separate reception – it certainly feels spacious and bright. This is an ideal first-time purchase for those taking advantage of the excellent transport links and easy access to The City, West End and Canary Wharf.

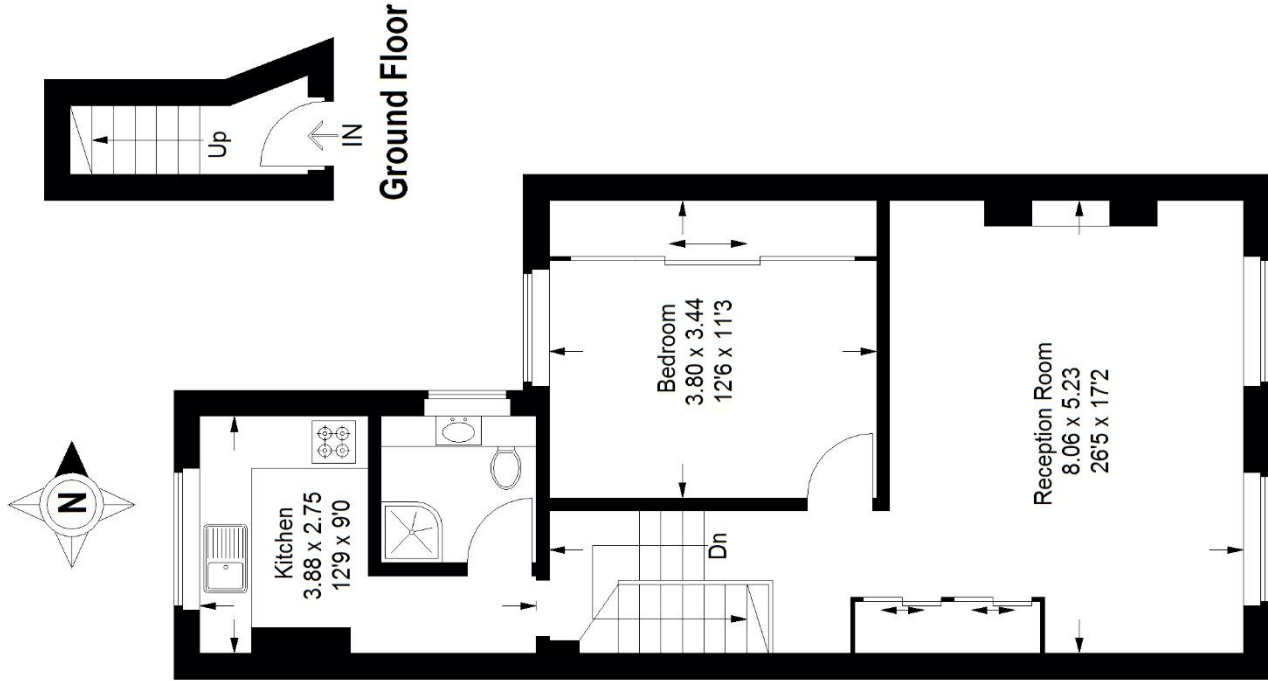
Queens Road station (0.2 miles) offers regular services to London Bridge (8 mins), Canada Water (8 mins), Shoreditch High Street (18 mins) & Clapham Junction (20 mins). Kings Grove itself is a tree-lined street bustling with Victorian properties and enviably located for the emerging bars and eateries nearby such as Kudu, Peckham Cellars and Blackbird Bakery as well as easy access to Peckham's Bellenden Village and bus connections into the neighbouring New Cross, East Dulwich and Camberwell.



Floorplan

Kings Grove SE15

Approximate Gross Internal Area
Ground Floor = 2.5 sq m / 27 sq ft
First Floor = 53.4 sq m / 575 sq ft
Total = 55.9 sq m / 602 sq ft



First Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

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