



Queenswood Road SE23
OIEO £400,000

0208 702 9444
[pedderproperty.com](https://www.pedderproperty.com)

pedder



In general

- Online video tour
- Spacious reception room
- Separate fitted kitchen
- Modern bathroom suite
- Two bedrooms
- Private south-facing garden to the rear
- Various period features
- New double glazing
- Abundance of light
- Close to excellent transport links

In detail

A charming two bedroom Victorian conversion for sale on the very quiet and popular Queenswood Road with a beautiful private south-facing garden to the rear.

This lovely property comprises a bright and spacious reception room, separate fitted kitchen, modern bathroom suite, two bedrooms and a private south-facing garden to the rear. The property benefits further from various period features, and an abundance of light.

It has plenty of storage with access to a large loft space, kitchen utility cupboard and bathroom airing cupboard. The sellers have replaced the windows with attractive new double-glazed ones in a traditional style, including a front bay window and sash windows in the bedroom and kitchen.

The property is equidistant to both Forest Hill & Sydenham stations offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs. Offered chain-free. EPC: D.

Call the Pedder Forest Hill Sales team to arrange a viewing today.



Floorplan

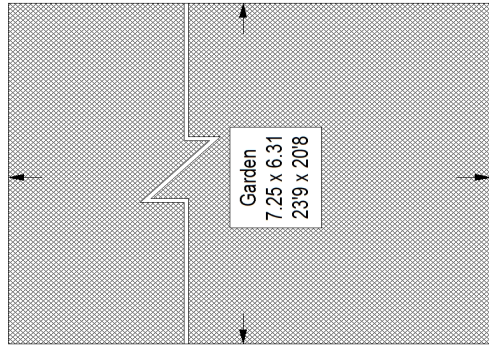
Queenswood Road SE23

Approximate Gross Internal Area

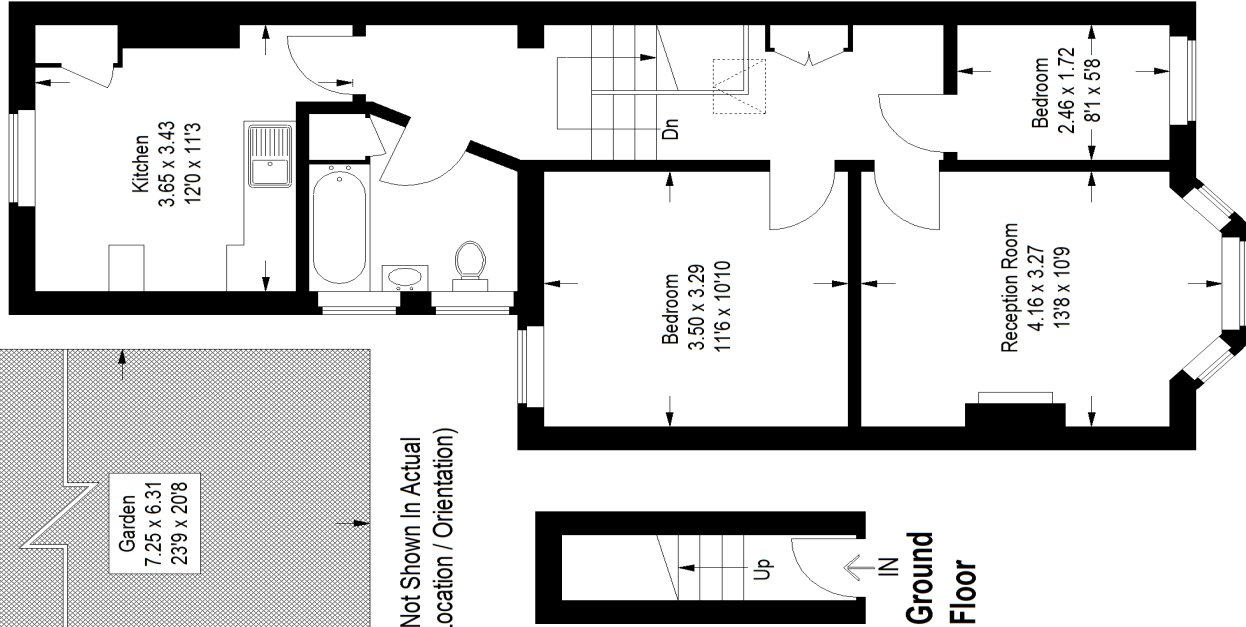
Ground Floor = 2.9 sq m / 31 sq ft

First Floor = 58.8 sq m / 633 sq ft

Total = 61.7 sq m / 664 sq ft



(Not Shown In Actual
Location / Orientation)



First Floor

Copyright 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	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

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.