

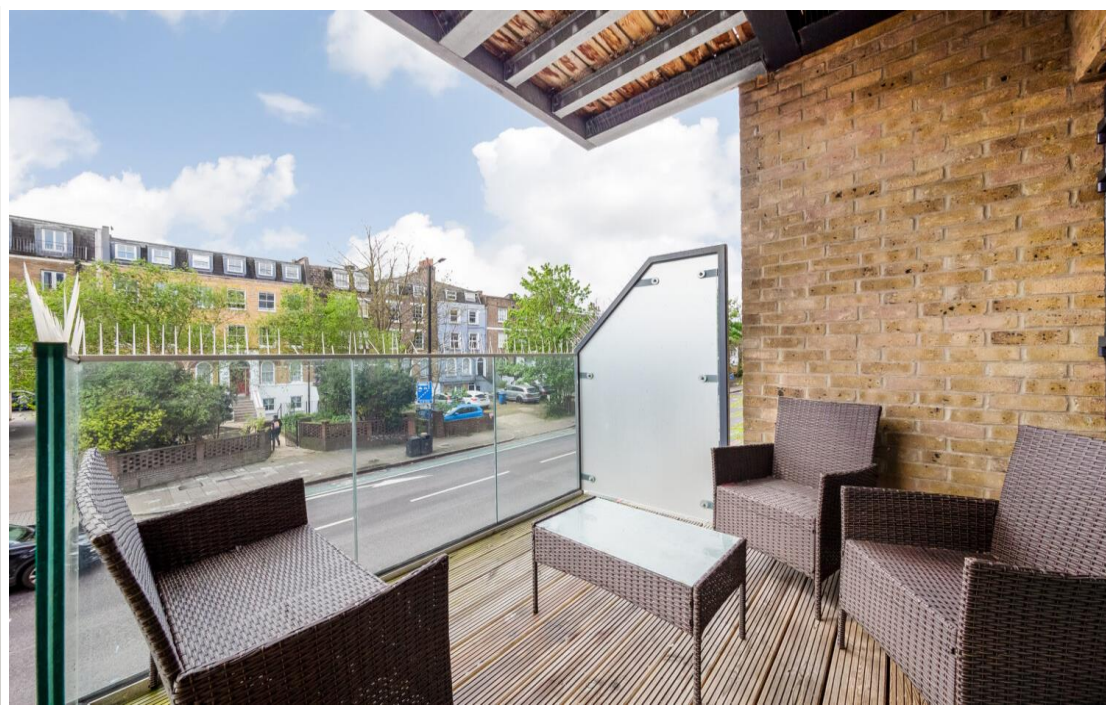


Queens Road, SE15  
Offers in excess £430,000

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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.

Ideally situated for Queens Road station (0.2 miles), residents enjoy easy access to regular Overground and National Rail services, connecting to London Bridge (8 mins), Clapham Junction (20 mins), and Shoreditch High Street (18 mins). Additionally, the vibrant bars, cafes, and eateries of Peckham and New Cross are within easy reach.

EPC: B | Council Tax Band: D | Lease: 145 years remaining | SC: £1,484 pa | GR: £350 pa | Buildings Insurance: Inc in SC

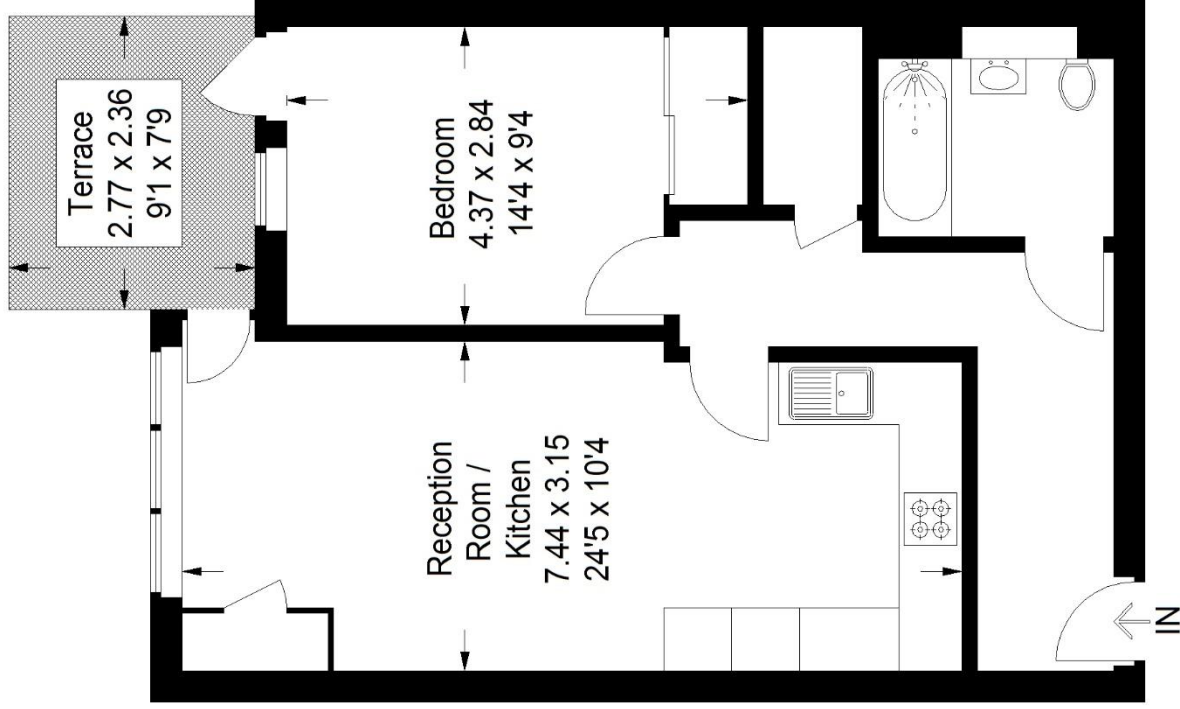


# Floorplan

## Featherstone Apartments, SE15

Approximate Gross Internal Area

52.2 sq m / 562 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             | 04 B    | 04 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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