



Kings Grove SE15
£350,000

0208 702 9666
pedderproperty.com

pedder



In general

- Close to Queens Road Peckham Rail
- Exposed Brick Fireplace
- Period Conversation
- Separate Kitchen/Living Room
- Spread Over 603 sqft
- Period Property
- Abundance of Natural Light Throughout

In detail

A characterful one double bedroom apartment for sale on residential Kings Grove.

This very well presented property comprises a spacious reception room, a modern bathroom suite, a separate fitted kitchen and one double bedroom. The apartment is located on the first floor.

Further benefits include plenty of storage, beautiful exposed brick fireplace, an abundance of light, high ceilings in living room and bedroom, an excellent location and so much more.

Located within close proximity to Queens Road station, (featuring both Southern trains & Overground trains) and Nunhead train station offering excellent transport into London Bridge, Clapham Junction, Victoria, Blackfriars and many other locations.

It is also just a short walk to various local amenities including a variety of restaurants (such as the restaurant Kudu), coffee shops, supermarkets, cafes and gastro pubs.

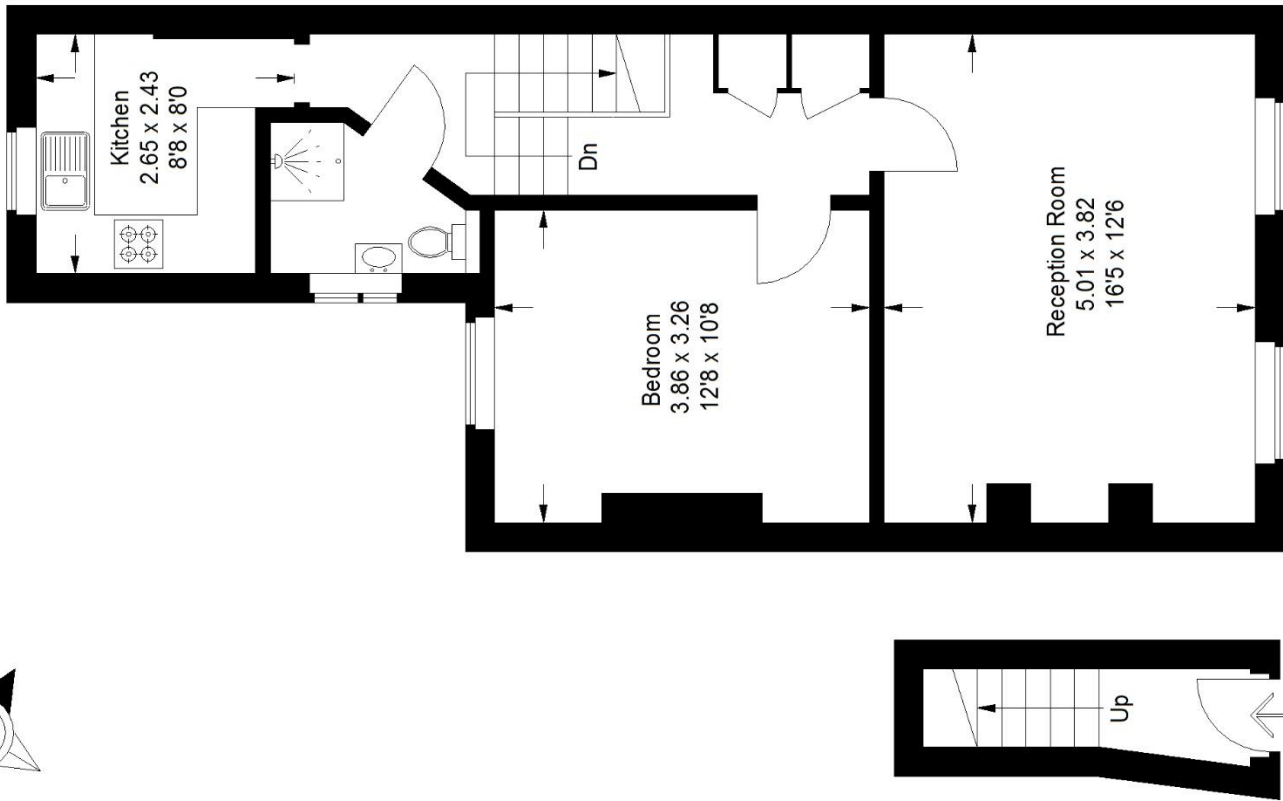
EPC: D | Council Tax Band: B | Lease: 106 years remaining | SC:£800.00 | GR:£25.00 | BI: Included in Service Charge



Floorplan

Kings Grove, SE15

Approximate Gross Internal Area
Ground Floor = 4.0 sq m / 43 sq ft
First Floor = 52.1 sq m / 560 sq ft
Total = 56.1 sq m / 603 sq ft



Ground Floor First Floor

Copyright www.pedderproperty.com © 2022
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		81 B
69-80	C		
55-68	D	67 D	
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.