



Queens Road, SE15  
Offers in excess £500,000

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# In general

- Direct access to private garden
- Split level
- 0.2 miles to Queens Road Train Station
- Over 1000 sq ft
- Chain Free
- Close to local amenities
- Excellent potential
- Off street parking

# In detail

A spacious two double and one single bedroom Victorian conversion flat for sale with private garden.

This spacious Victorian conversion comprises generous space throughout. It consists of a large kitchen, separate living space, two double bedrooms with a further single bedroom or office space and an almost 600 sq. ft. private garden. Further benefits include private entrance, off street parking, split level, period property and so much more.

The flat sits minutes from the park, coffees shops restaurants and bars. Within easy walking distance (0.2 miles) to Queens Road train station with regular services into London Bridge, Overground to Hoxton, Shoreditch, Islington and Clapham Junction. The property is offered to the market without onward chain. Call the Pedder Peckham sales team to arrange a viewing today.

EPC: C | Council Tax Band C | Lease: 65 years remaining (any offer can include a lease extension on completion) | SC: As & When | GR: £200pa | BI: TBC



# Floorplan



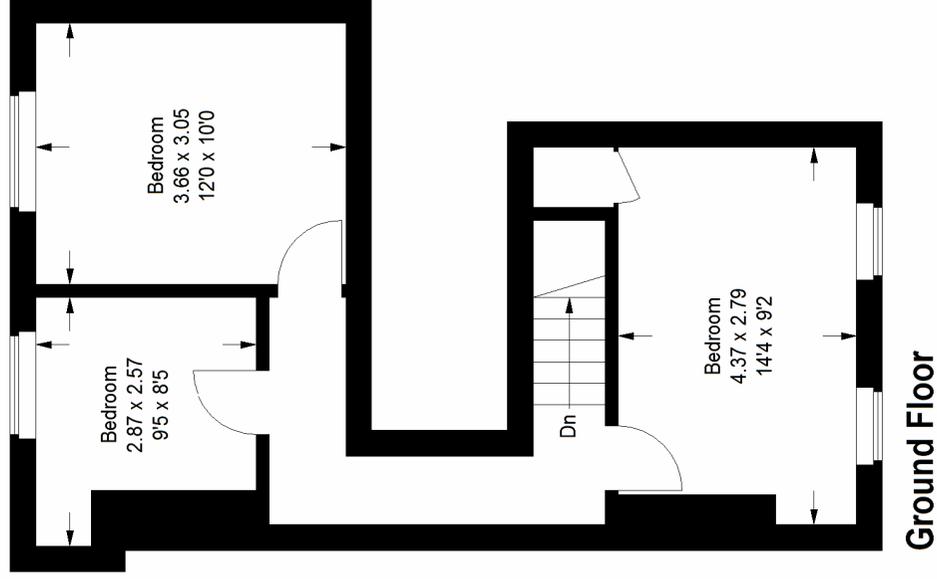
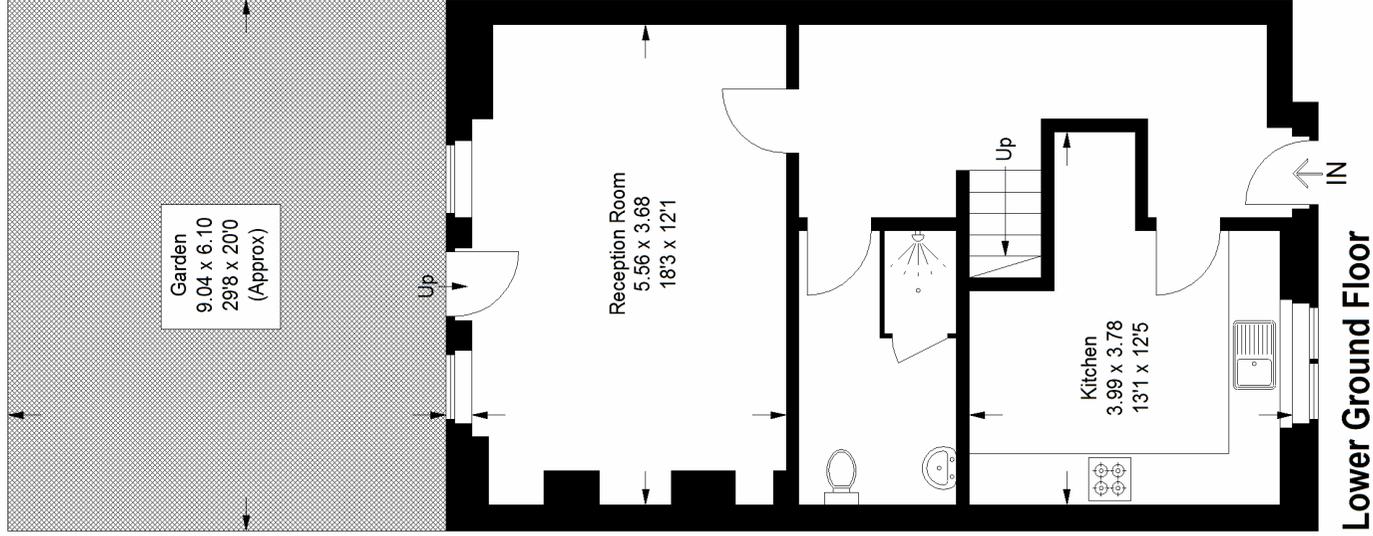
## Queens Road, SE15

Approximate Gross Internal Area

Lower Ground Floor = 54.0 sq m / 581 sq ft

Ground Floor = 40.0 sq m / 431 sq ft

Total = 94.0 sq m / 1012 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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