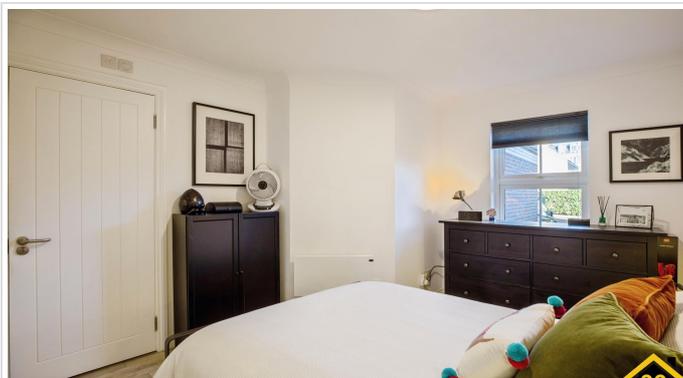


2 Bed Flat In 27 Woods Road , Peckham, SE15 2SS

£410,000





SHORT DESCRIPTION

Property Ref: 16280 Immaculately presented contemporary 2 bedroom - 2 bathroom ground floor flat, a stone's throw from Queen's Road Peckham station (8 minutes to London Bridge or Windrush Line). Ground floor, recently and totally refurbished from top to bottom, fitted with new fully integrated kitchen (BOSCH appliances), bathrooms, floors and everything else to a very high standard! A very quiet area with allocated parking at the rear of the building (secure). Ideal for a 1st time buyer or as an investment to rent or a newly started young family. Double glazing, newly restored (has improved EPC), warm in the winter and cool in the summer. This is a great opportunity to purchase this recently totally refurbished to a very high standard apartment which comprises 2 double bedrooms, one with ensuite, smart new fitted kitchen, bathrooms and open aspect living room. Decorated neutrally throughout, this home is ready to move straight into. Main bedroom - a large double with en-suite and window looking at the rear into the communal garden-parking area. 2nd bedroom - a versatile bedroom, can be used as a guest room or as a study (perfect as a WFH space). The property comes with an allocated car parking space within an automated gated compound and covered bicycle shelter along with communal gardens to the rear of the property. The apartment is conveniently located right in the heart of Peckham, with a 3 minute walk to Queens Road Peckham tube station (8 minutes walk to Peckham Rye station) with easy connections to London Bridge station (8 minutes) (Thameslink, Southern and Southeastern lines running into London (Victoria, Kings Cross, London Bridge, Blackfriars, Clapham Junction, Canada Water) and out to Sevenoaks, Gravesend and East Croydon. Nestled in Peckham's thriving urban pocket, the area offers access to local bars and restaurants, rooftop venues, bustling market stalls. Local venues and entertainment includes Peckham Levels, Bussey Building, PeckhamPlex Cinema and Peckham Pulse gym facilities. The neighbourhood pulses with a friendly, local energy, where lively pubs and neighbourhood theatres create a connected community atmosphere that's hard to beat. A bit further out—but still an easy stroll—you'll find Camberwell Church Street, Dulwich's Lordship Lane, and Nunhead Green, all offering plenty of new spots to discover. Property Type: Flat Full selling price: £410000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 97 Yearly Ground Rent Cost: £270.00 Yearly Management Cost: £2500.00 Council tax band: C EPC rating: D Measurement: 613.543 sq.ft. Outside Space: Communal Garden Parking: Private, Residents Heating Type: Electric Heating Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----

2

Bed Room(s)

2

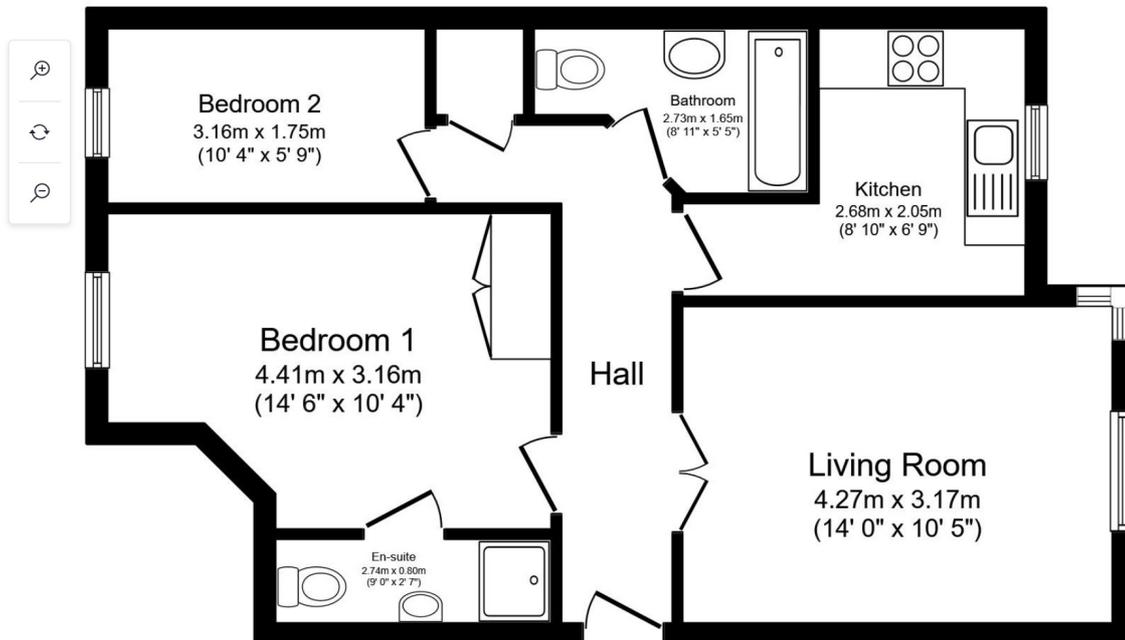
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Floor Plan

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	53 square metres

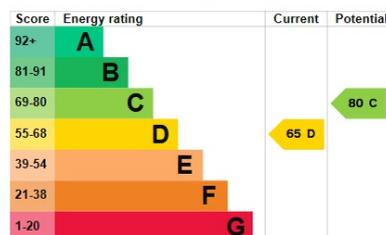
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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