



Penny Black Court, Queens Road, London SE15 2EZ

welcome to

Penny Black Court, Queens Road, London

An immaculately presented TWO BEDROOM first floor APARTMENT ideally situated within a 'stone's throw' of QUEENS ROAD PECKHAM which offers services into LONDON BRIDGE in UNDER 10 MINUTES & SHOREDITCH HIGH STREET in UNDER 20 MINUTES!

The property briefly comprises of an entrance hall, bathroom TWO GENEROUSLY SIZED BEDROOMS, OPEN-PLAN LIVING ROOM/ KITCHEN, PRIVATE BALCONY.

The local transport links are excellent, with several bus routes and the QUEENS ROAD STATION within walking distance. The train station provides direct access to LONDON BRIDGE & SHOREDITCH HIGH STREET, making it ideal for commuters or those who enjoy exploring the city. Additionally, the area is well-served by a network of major roadways allowing for easy travel throughout London and beyond.

In terms of local amenities, there are numerous shops, cafes and restaurants nearby, providing a wide range of options for both shopping and dining out. The area is also home to several well-regarded schools, making it an ideal location for families with children. Overall, Penny Black Court is a fantastic property that offers a combination of spacious living accommodation, modern features and a highly sought-after location

Please note that there is limited information available regarding lease charges (Service charge/Ground rent), parking, utilities, restrictions, and alterations (NSELAT). Prospective buyers are advised to carry out their own due diligence or consult with their solicitor to clarify these aspects.

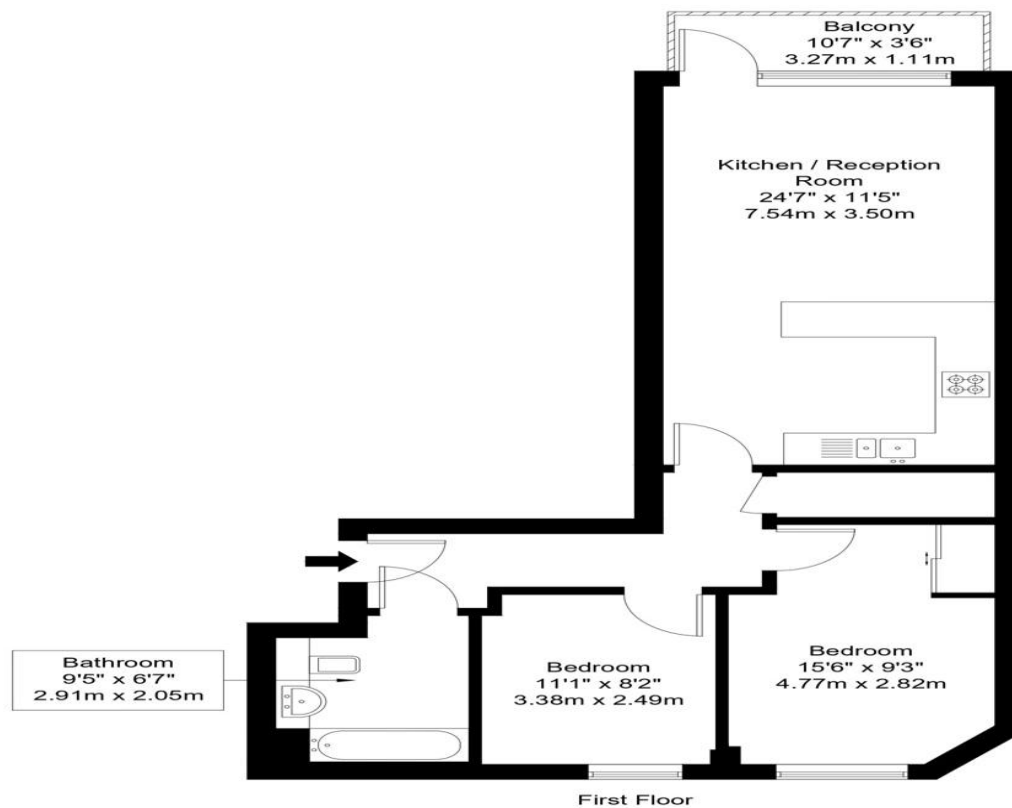
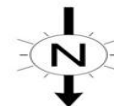


Queens Road, SE15 2EZ

Approx Gross Internal Area = 63.89 sq m / 688 sq ft

Balcony = 3.63 sq m / 39 sq ft

Total = 67.52 sq m / 727 sq ft



Ref :

Copyright

**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN

Entrance Hall

Living Room/Kitchen

24' 7" x 11' 5" (7.49m x 3.48m)

Bathroom

Bedroom One

15' 6" x 9' 3" (4.72m x 2.82m)

Bedroom Two

11' 1" x 8' 2" (3.38m x 2.49m)

welcome to

Penny Black Court, Queens Road, London

- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- LIFT ACCESS
- CLOSE TO LOCAL AMENITIES
- CLOSE TO QUEENS ROAD STATION
- OPEN-PLAN LIVING ROOM/ KITCHEN
- PRIVATE BALCONY

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2800.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM103975



Property Ref:
PKM103975 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, London, SE15 4NB



barnardmarcus.co.uk