

MUNDAY'S

Queens Road, Peckham

£495,000



Cool top (second) floor period conversion of 762 square feet, within a large period villa, close to Queens Road Peckham Station. Walk here in just four minutes (Overground and regular rail services).

The charming flat - accessed at first floor level - has two bedrooms (one large single and one large double), a generous reception room, a windowed bathroom, and an independent kitchen.

The property is really bright throughout; boasting lots of Velux-style windows in addition to its regular ones.

*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
020 3318 8900

[www.mundays.com](http://www.mundays.com)

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## Queens Road



First Floor = 40 sq ft

Second Floor = 722 sq ft

Approximate Gross Internal Area  
FIRST FLOOR = 40 sq ft / 3.72 sq m  
SECOND FLOOR = 722 sq ft / 67.07 sq m  
Total = 762 sq ft / 70.8 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)