

Wood's Road, SE15



Peckham, London  
1 Bedroom  
Leasehold  
£445,000

‘My first impression was how classy, private and secure the development looked from the outside; the blending of the green and grey brick with the trees outside and how perfectly it sat in its surroundings. Inside, the kitchen is a perfect space for two people to cook together, and then to eat on the balcony watching the setting sun and listening to the birds chirping.’





## Summary

A wonderfully bright one-bedroom flat with a private balcony in the heart of Peckham, situated on the first floor of Wood's Road, a contemporary gated development by HGP Architects, completed just 6 years ago in 2017. The west-facing balcony and floor length windows draw in a beautiful afternoon and evening light, which can also be enjoyed in the large well-maintained communal gardens.

Wood's Road is a four-minute walk from Queens Road Peckham station, with trains to London Bridge in 8 minutes, and is conveniently positioned for an abundance of cafés, restaurants, pubs and rooftop bars as well as scenic hilltop walks or park strolls.

The flat comes with a plethora of extras, including free secure bicycle storage just outside the front door, NHBC structural warranty and regular upkeep of communal spaces by a dedicated caretaker.





## House Tour

Take either the communal staircase or the lift to the first floor of the building and the front door of the home.

Inside there is a spacious corridor with each room leading off from it; the bedroom at the far end to the right, the bathroom on the right, and kitchen, dining area and balcony all to the left. Additionally there is a large storage cupboard immediately on the right, currently used as a utility and washing room, that has previously been used as a study.

The large double bedroom has ample room for bedside tables on either side of the bed, plus a large built in wardrobe for a clean, minimal look.

The lounge/dining area is a lovely bright room that looks out over the balcony, which both have the benefit of a full sunset each evening. The room is large enough to be multi-functioning, with the possibility of a lounge, dining area and space for a desk for remote working.







## Outdoor Space

The communal gardens within the Wood's Road complex are very well maintained, and hold an array of shrubs, trees, and fragrant herbs like lavender. There is a picturesque undulating lawn, surrounded by trees and bushes, which creates a comfortable and friendly atmosphere for relaxing outdoors.

The balcony view is primarily green, as it looks out over the roof of the private bicycle storage which has been decorated and planted with a wild meadow that comes to life in the spring. Views to the left are over the revitalised Cossall Park, with its luscious trees and community grow beds.







## Connectivity & Local delights

The flat is incredibly well connected to central London, with London Bridge just 15 minutes away door to door. Overground services also connect to Shoreditch High Street and Dalston Junction, as well as Clapham Junction and Canada Water. Peckham Rye station, just a 15 minute walk away, runs additional services to Farringdon and Victoria. Day and night buses along Queens Road also provide useful access to central London 24/7.

Peckham is well known for its energetic food, culture and bar scene, with a number of independent cafés and restaurants such as Well & Fed or Nola for a morning coffee, Larry's Diner for a lunchtime sandwich, and Peckham Cellars, Kudu, Mr Bao, or Cravings La Carreta for a fabulous evening meal. A variety of pubs are dotted nearby; the Montpellier, The White Horse and The Rye Pub are local favourites for a pint and a dance, whilst the The Gowlette is perfect for a lazy Sunday tipple.

Just an 8 minute walk away are the wealth of amenities offered by the area surrounding The Bussey Building, Peckham Levels and Copeland Park just off Rye Lane. There is a varied and active programme of exercise classes, yoga, craft workshops and music events, as well as Peckhamplex cinema, boutique shops, and most notably the popular Frank's rooftop bar.

Beautiful parks and green spaces also surround the flat, including Telegraph Hill, for scenic hilltop views of London and a pizza in the park from Dinner for 100. East Burgess park is brilliant for running routes, whilst Peckham Rye Park is ideal for sports, frisbee, walks and summer lounging.