

ST. GILES ROAD, CAMBERWELL, SE5  
LEASEHOLD - SHARE OF FREEHOLD  
£550,000





## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 104 on the underlying lease

Service Charge : £2600 per annum

Ground Rent : n/a

## FEATURES

Wonderful High Ceilings

Landmark Conversion

Balcony

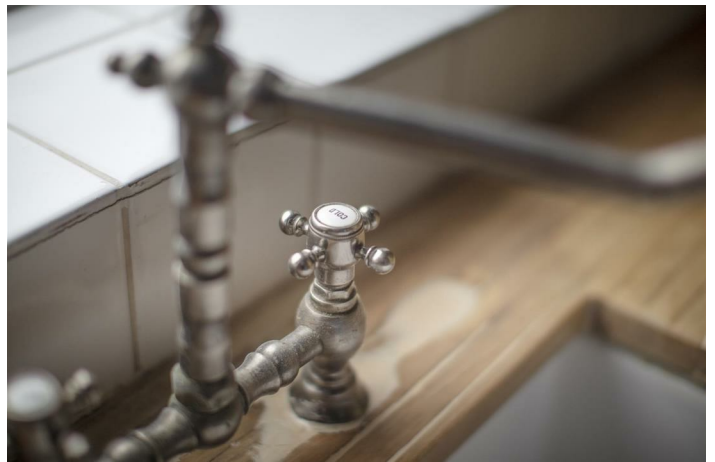
Allocated Off Street Parking

Share of Freehold



ST. GILES ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD





## ST. GILES ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD



Parkside Two Bedroom Period Conversion With Balcony and OSP - CHAIN FREE.

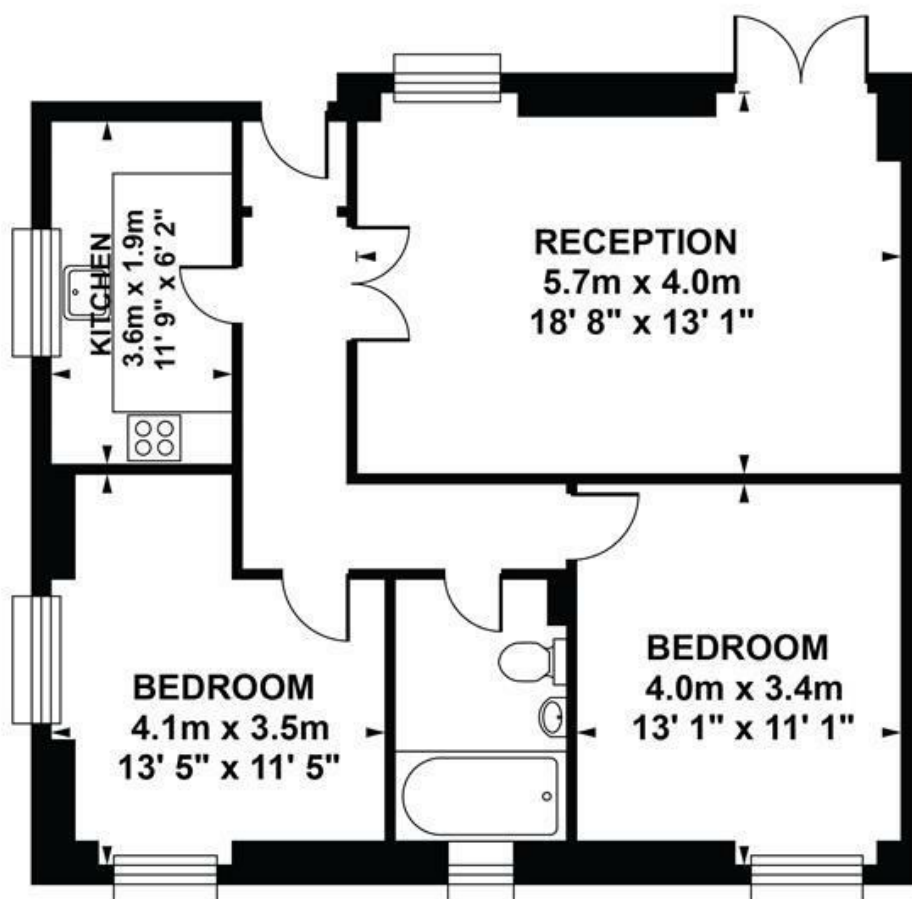
This splendid two bedroom charmer boasts impressively high ceilings, extremely tall windows and a flood of natural light throughout. Converted from a landmark Victorian hospital on St. Giles Road, the property's balcony faces the very lovely Brunswick Park with its cafe, gallery and tennis courts. Always popular, these apartments have more space than usual and have been finished to a high standard. Here you have easy access to the City and West End from a multitude of buses travelling along Peckham Road. Oval tube (Northern Line zone 2) is a 20 minute walk or 6 minutes on one of the many buses that travel down the Camberwell New Road. Alternatively take a 13 minute stroll up to Denmark Hill station where you can pick up fast, direct and frequent services to Victoria, London Bridge and Blackfriars.

Peacock House is securely gated with a video entry system and allocated, off-street parking. The communal areas are meticulously maintained and welcoming. You enter the flat into an L-shaped inner hall. The super-sized reception invites you to the left to find a huge sash window and some magically lofty ceiling heights. A set of French doors open to the generous balcony which promises views stretching over to the leafy fringes of Brunswick Park. With a west-facing aspect, you'll enjoy every last drop of sun - perfect for vino. Opposite the reception you meet your kitchen which has plenty of cabinet and counter space, four ring electric hob and oven. The hall turns left to reveal access to the first of your double bedrooms - a light and airy, dual aspect room with more tall ceilings and plenty of space for slumber and storage. The bathroom comes next in line with a modern white suite, bath with shower attachment and a splash of teal on the walls. The second bedroom is even larger than the first and has more of the same lofty loveliness.

In addition to the rail links of Denmark Hill, The London Overground whizzes you to Clapham Junction, Clapham High Street, Shoreditch and beyond. The local area is a hub of activity with some excellent specialist shops, Camberwell Baths, St Giles Church and many great restaurants and bars within easy walking distance. We love the Camberwell Arms for a cracking roast; The Crooked Well for some posh vino and The Hermit's Cave for a pint of the black stuff. Brunswick Park is a minute away for a relaxing Sunday stroll on your way to get breakfast.

ST. GILES ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD



## FIRST FLOOR

Approximate. internal area :

71.13 sqm / 765 sq ft


## TOTAL APPROX FLOOR AREA


Approximate. internal area : 71.13 sqm / 765 sq ft

Measurements for guidance only / Not to scale

ST. GILES ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



17 Nunhead Green  
London SE15 3QQ  
020 7952 0595  
sales@woosterstock.co.uk