

YORK GROVE, PECKHAM, SE15
LEASEHOLD
OFFERS IN EXCESS OF £650,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 123 years remaining

Service Charge : £600 per annum

Ground Rent : £500 per annum

FEATURES

Amazing Rear Kitchen Extension

Landscaped Private Garden

Direct Rear Access

Contemporary Decor Throughout

Huge Storage Cellar

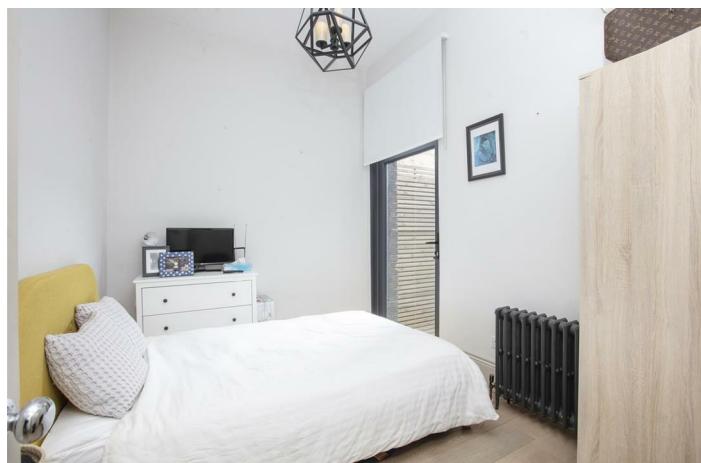
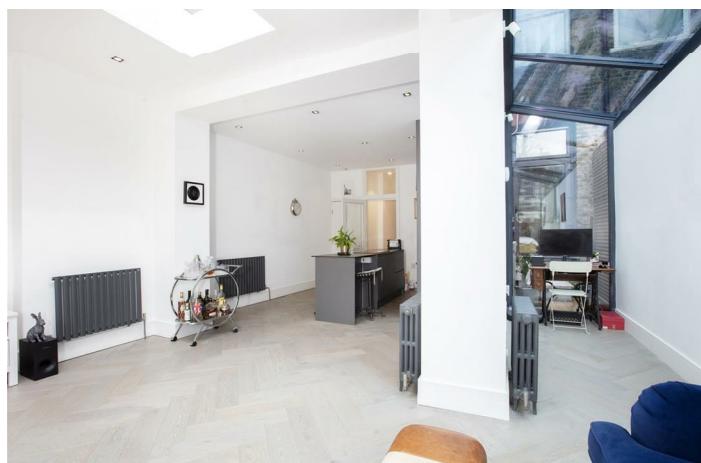
Leasehold

Virtual Tour Available



YORK GROVE SE15

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Fantastic Contemporary Two Bedder With Private Garden and Large Cellar

This fab two bedroom period conversion boasts a substantial, bright and inviting living area, two lovely bedrooms, a modern bathroom and a picture perfect, private rear garden with direct access. The decor throughout is slick and stylish and the fixtures and fittings are equally attractive. The property further benefits from a neat courtyard patio and large storage cellar with laundry area. Transport links are ubiquitous and close by. Queens Road is but two minutes away for swift London Bridge services and the fab London Overground line. That'll have you strutting down Shoreditch High Street in no time. New Cross is about ten minutes for the other branch of the London Overground and further services. As York Grove is closed at one end, it's extremely quiet and certainly one of the most sought after in the immediate area. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. Edmund Waller and John Donne primary schools (outstanding and good Ofsted ratings) are within range. Shopping and leisure couldn't be easier with Peckham High Street and Camberwell close by.

A handsome red bricked exterior sits back from the street behind a long shared front garden. The handsome, tiled path invites you inward to a communal hallway where you find the flat's entrance. Bedroom one fronts the street into a wide bay of double glazed sash windows. High ceilings, cornicing and tasteful wooden floors make the most of the space. Next is a bright, well appointed bathroom which is tiled above head height. There's a swanky modern suite, wash hand basin, heated towel rail and fancy shower over the bath.

Bedroom two is another pleasant double with high ceilings and access to its own patio. The living area stretches confidently into full width at the rear with oodles of space for cooking, dining and lounging. Appliances include an integrated dishwasher and fridge freezer, double oven and microwave. There's a fab study area tucked neatly around the far side of the room. Wide glass doors open to the rear patio and garden which promises the perfect spot for entertaining. The cellar will host all your beloved tatt and there's plumbing for the washing machine too!

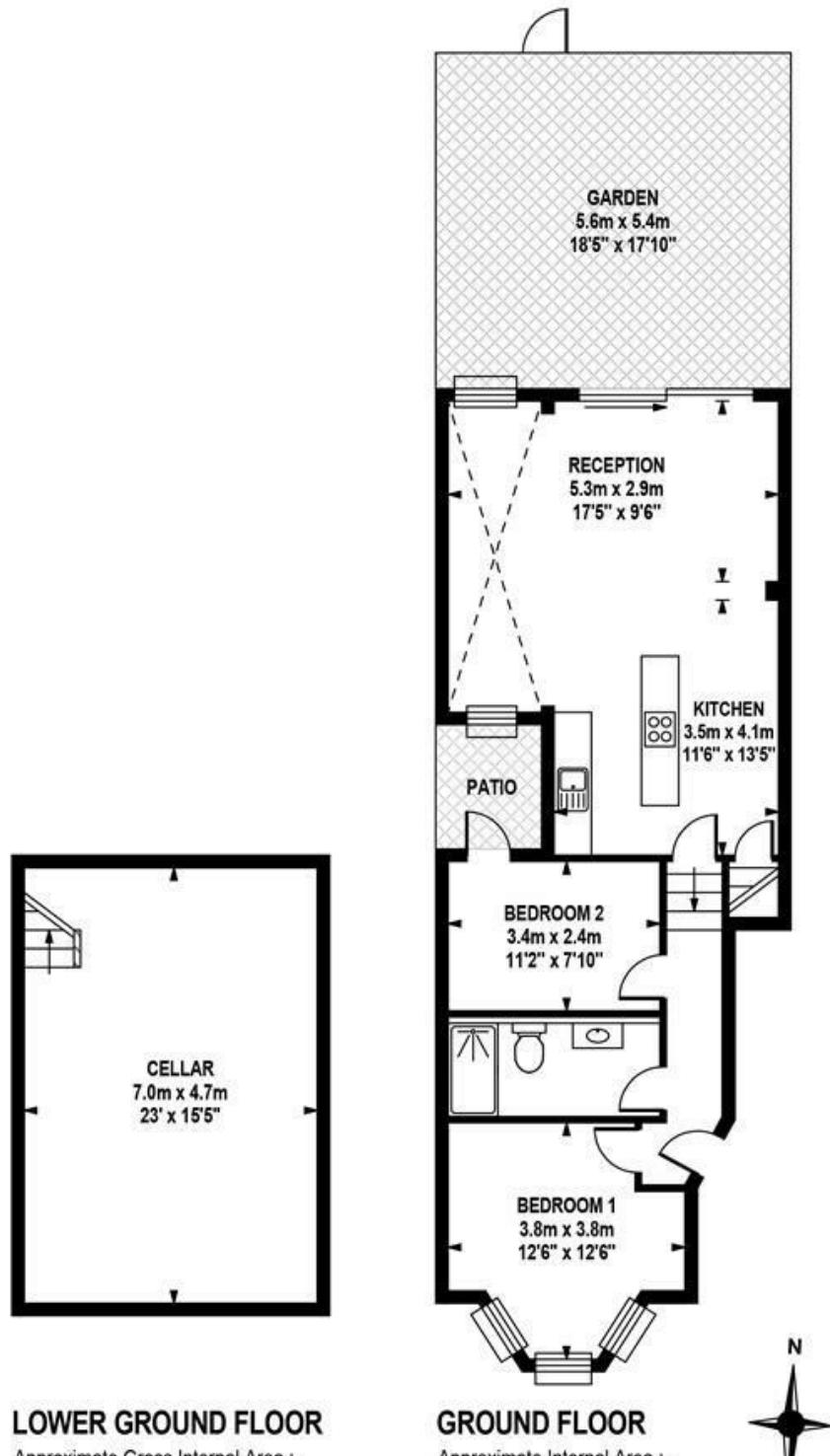
London Bridge services from Queen's Road Station take a mere 10 minutes! In addition, The London Overground Line offers services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a well connected location with good bus links into town from the end of the road - the 436 will take you all the way to Paddington and once in Peckham you have the option of the ubiquitous number 12. The 177 takes you up and down Queen's Road/New Cross Road all the way up to Greenwich/Deptford and the river. On your doorstep are the acclaimed Peckham Library, the Peckham Pulse Leisure Centre and boho amenities of Bellenden Road with cafés, bars and restaurants plus a good bookshop and boutiques - it's a pleasurable way to spend a Saturday afternoon! Kender Primary is a short stroll for the kids too.

Even closer are the cafes and eateries of Queens Road. Kudu promises amazing food and Beer Rebellion has some fantastic craft beers. Other hotspots include Mama Dough, Well & Fed and the newly opened Peckham Cellars for fine wine. For coffee there's Blackbird Bakery and Well&Fed, and for excellent cocktails there's Smokey Kudu which is in the neighbouring railway arch to Blackbird. York Grove is also in the catchment area for the friendly and active ARARA residents association. It's a fab way to meet all your lovely neighbours!

Tenure: Leasehold

Lease Length: 123 years

Council Tax Band: B



TOTAL APPROX.FLOOR AREA

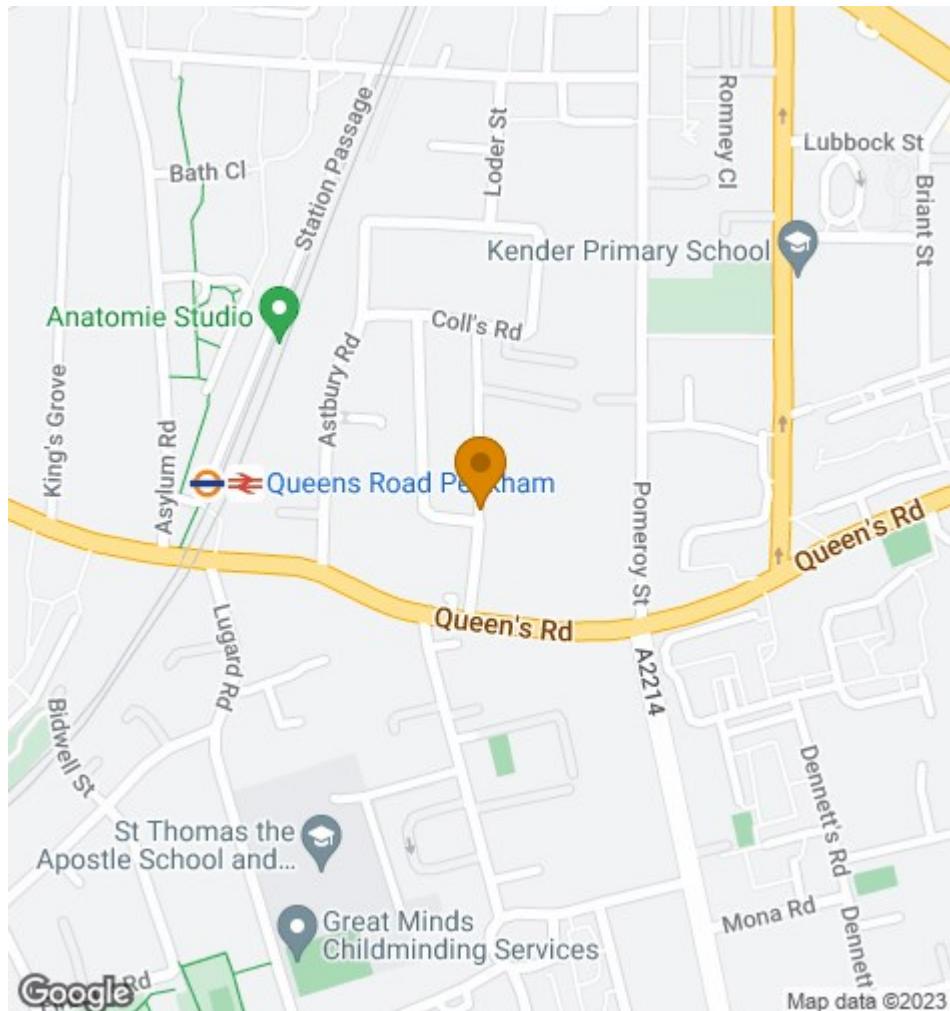
Approximate Internal Area :- 99.84 sq m / 1075 sq ft
Measurements for guidance only / not to scale

YORK GROVE SE15

LEASEHOLD

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B	76	76	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.



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