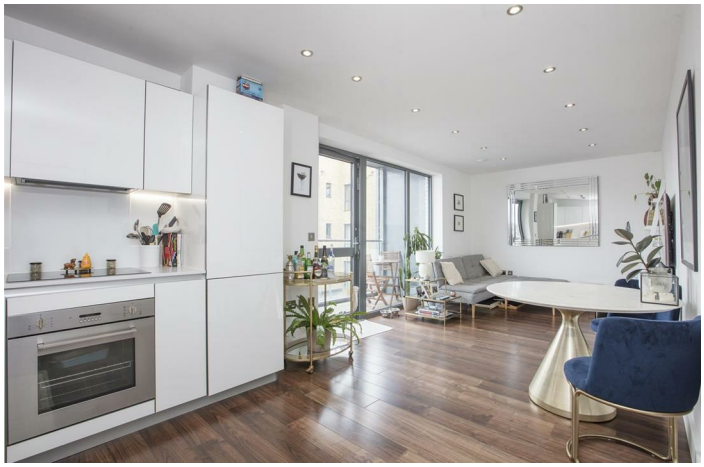
WOOSTER & STOCK

CARLTON GROVE, PECKHAM, SE15

LEASEHOLD

OFFERS IN EXCESS OF £400,000



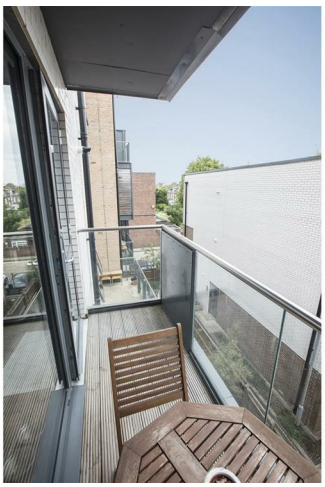
SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

Lease Length : 121 years remaining
Service Charge : £1000 per annum approx.
Ground Rent : £250 per annum

FEATURES

Virtual Viewing Available
Moments From Queens Road Station
Balcony
Fully Integrated Kitchen
Contemporary Development
Leasehold



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Stylish Well Placed Modern One Bedroom Flat With Balcony.

Fancy a slick, bright, conveniently placed one bedder complete with crisp neutral decor and balcony? Boasting plenty of storage and a fantastic location, within a moment's ramble of an ever growing list of amenities, this pad will make the perfect spot to call home. Transport is unbeatably convenient with Queens Road just a three minute walk for regular swift services to London Bridge taking only 8 minutes! You can be strolling along the Thames door to door in less than 15 minutes.

Your secure entrance is on Carlton Grove. Heading through well maintained communal areas, you'll find either stairs or lift whisking you to the second floor. Your inner hall has two deep storage cupboards - great for hiding all the unsighlies. Walk dead ahead to meet that wonderful living space which incorporates a fancy, fully integrated kitchen. Your Smeg appliances include dishwasher, four ring induction hob, washing machine and fridge/freezer. There's plenty of dining space preceding your lounging area. It's a great spot for wall mounting that flat screen - Netflix ahoy! The balcony leads off from here with a peaceful aspect away from the bustle. The double bedroom enjoys the same peaceful vibe. It's a carpeted, bright room with mirrored wardrobes and more neutral decor. Last but not least comes a really attractive bathroom with heated towel rail, large mirror and a contemporary suite.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location, as well as Queen's Road station there are also 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. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. Shopping and leisure couldn't be easier with Peckham high street and Camberwell close by. 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. Even closer are the cafes and eateries of Queens Road. Check out Kudu, Smokey Kudu and the fantastic Peckham Cellars. We love the Blackbird Bakery for a coffee before the commute.

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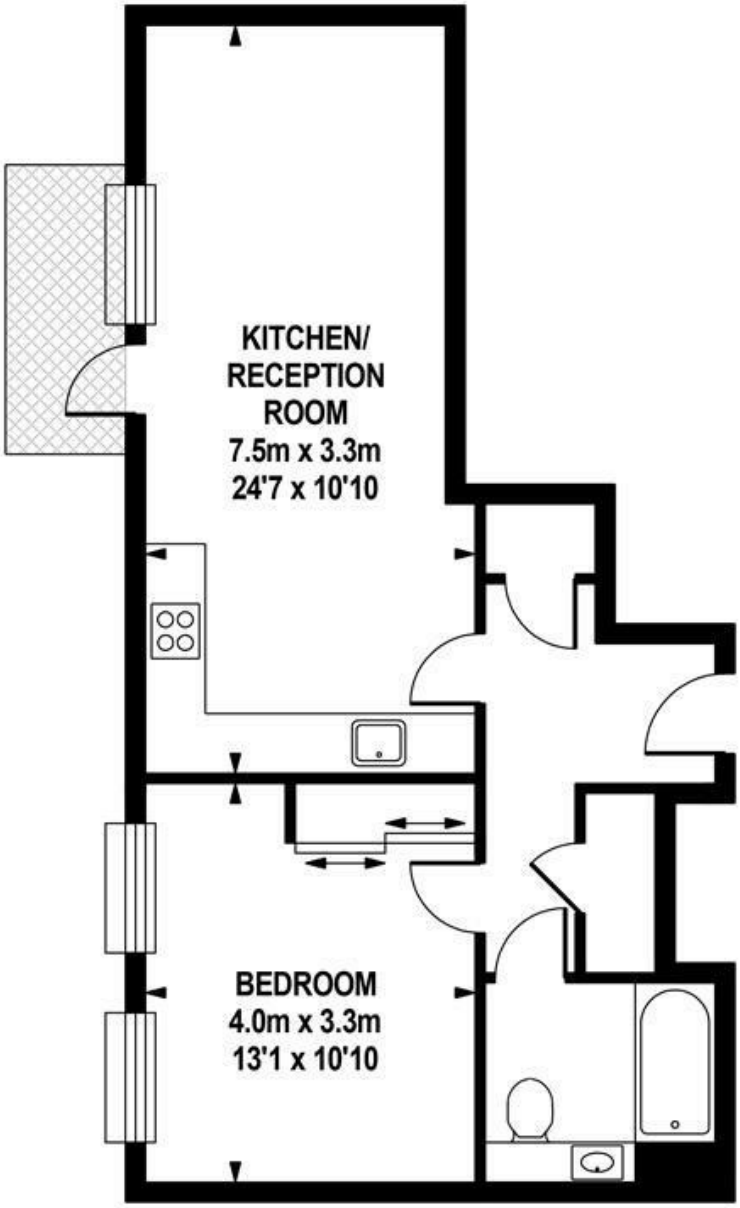

SECOND FLOOR

Approximate Internal Area :-
50.28 sq m / 541 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 50.28 sq m / 541 sq ft
Measurements for guidance only / not to scale

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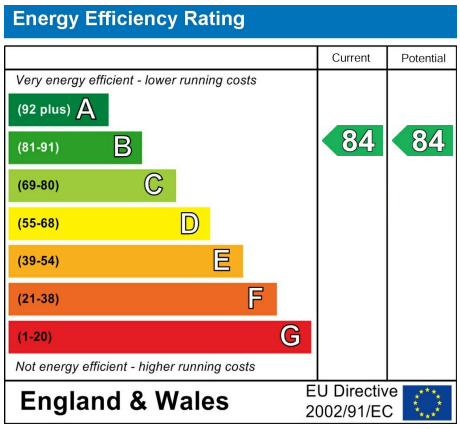

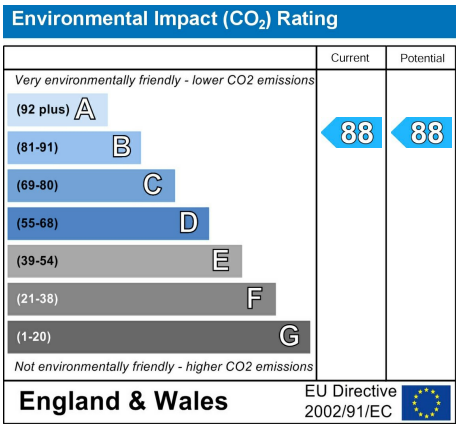

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

WOOSTER & STOCK

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