Wooster & Stock

YORK GROVE, PECKHAM, SE15

LEASEHOLD

£400,000

SPEC

Bedrooms : 1
Receptions : 1
Bathrooms : 1

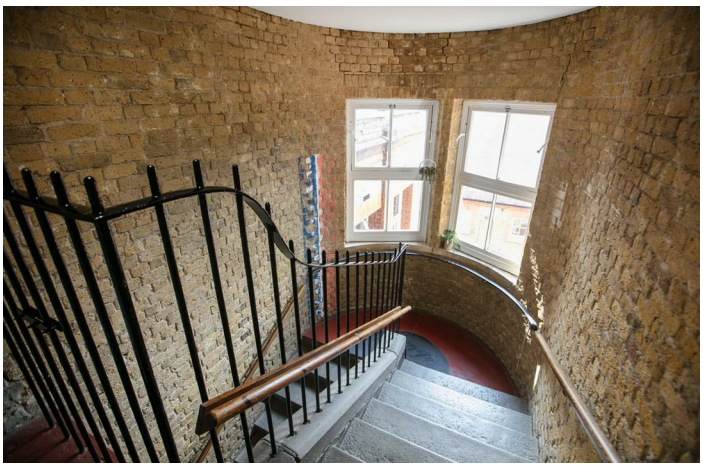
Lease Length : 99 years
Service Charge : £2718 inc water and building insurance
Ground Rent : £150

FEATURES

Generous Bright Accommodation
Friendly Community Environment
Allocated Off Street Parking
Plenty of Storage

YORK GROVE SE15

LEASEHOLD



YORK GROVE SE15

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Bright One Bed in Landmark School House Conversion with Allocated Parking.

Enjoying a notably spacious, bright and airy interior, this magnificent one bedder inside a private gated development sits on the third floor of a beautiful school house conversion. The building is tucked neatly in an exclusive setting along a leafy residential period street moments from the endless social attractions of Peckham. Inside, the accommodation boasts a decidedly peaceful vibe and comprises a double bedroom, substantial L-shaped living area with modern kitchen and a contemporary bathroom. The layout makes for a great live/work space. There's plenty of storage too. The flat is filled with natural light but not overlooked and no-through traffic on York Grove keeps things serene. The flat also has an allocated parking space within the grounds. The development enjoys a strong sense of community with summer parties and a neighbourly vibe.

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. 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 - it's a pleasurable way to spend a Saturday afternoon!

The handsome school house exterior sits beind a secure gated entry system. A curved original staircase ascends upward with tall windows supplying plenty of light to the communal stairwell. The inner hall is noticeably wide and welcoming with neutral decor and tonnes of space for brollies, coats and books. A large recessed storage space adjoins - it's great for the Dyson et al. The bedroom comes first on your left and boasts high, full-wdith windows. It's a bright, fresh space with ample room for a double bed and storage. The dual aspect living space is next with twice as many wonderful windows and the same pleasant period streetscape. It's insatiably airy boasting comfortable dining, lounging and entertaining space. The kitchen wraps around to the right with yet more light flooding in through high windows. The cabinet and counter space is generous too. Last but not least comes a beautifully presented bathroom with wall and floor tiles, wooden storage and dishy brass fittings.

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. 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 and Telegraph Hill parks are both 15 minutes walk. The fantastic bars, cafes and eateries of Queens Road, Nunhead, Peckham and New Cross are also within striking distance. 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: 99 years

Council Tax Band: D

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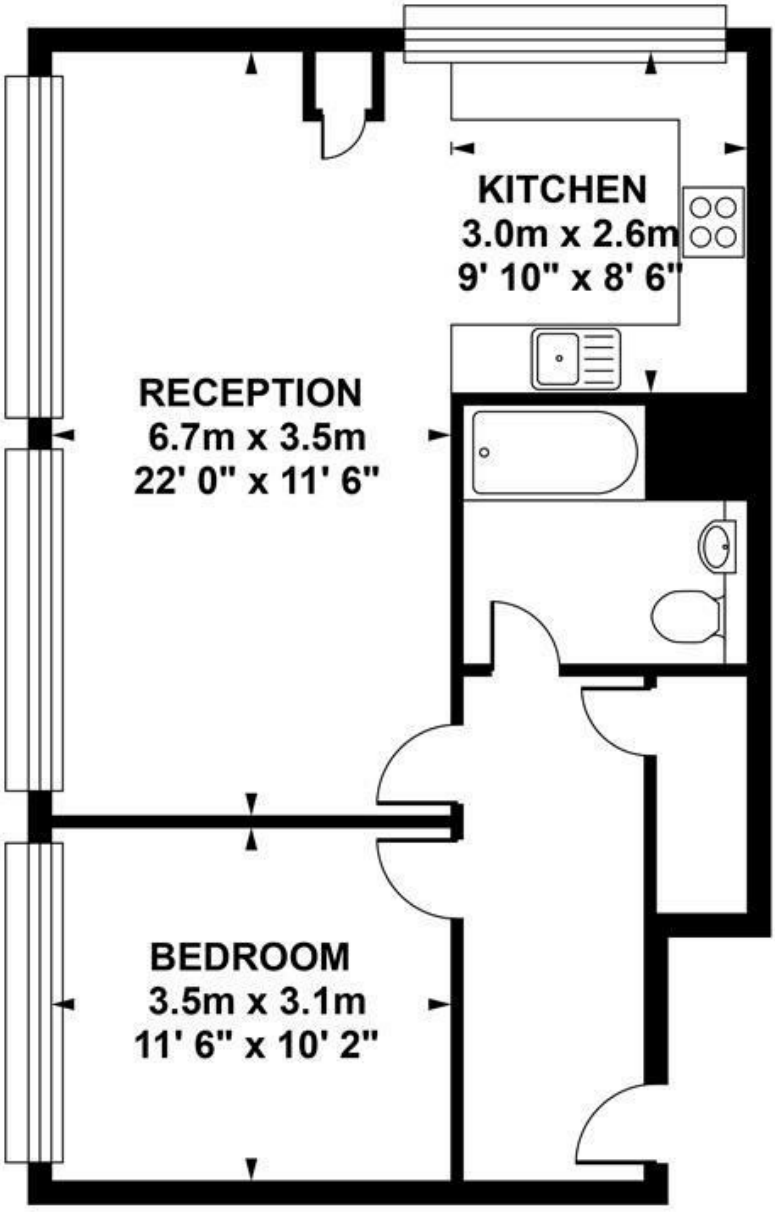

THIRD FLOOR

Approximate. internal area :
58.32 sqm / 628 sq ft

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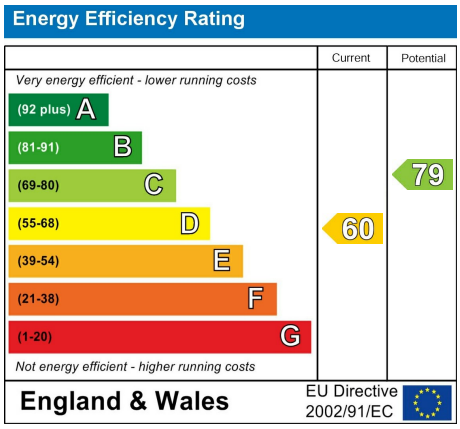
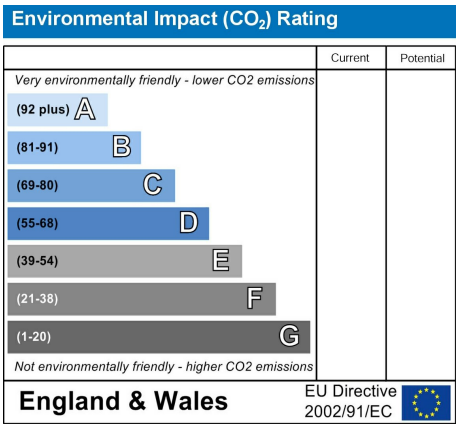
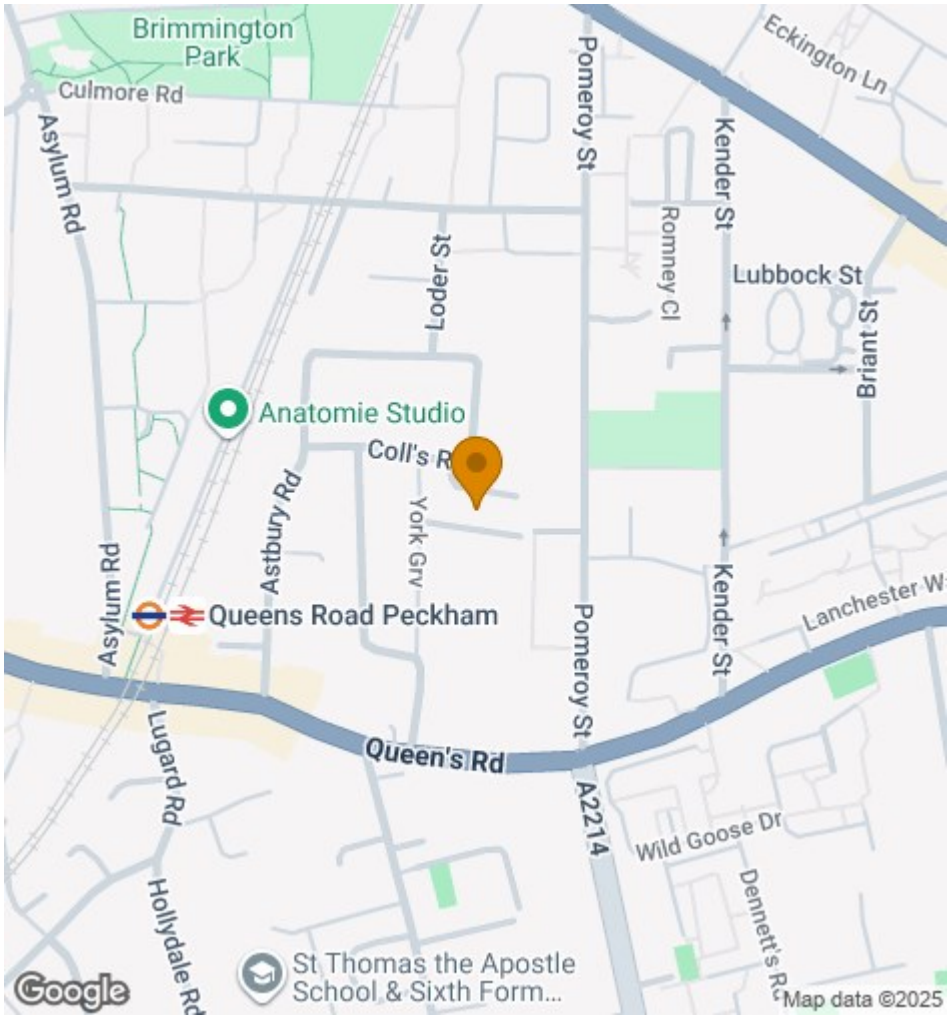




All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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