

ST. GILES ROAD, CAMBERWELL, SE5
LEASEHOLD - SHARE OF FREEHOLD
GUIDE PRICE £600,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 102 years on the underlying lease

Service Charge : £2800 per annum

Ground Rent : n/a

FEATURES

Landmark Hospital Conversion

Amazing 3.6 Metre High Ceilings

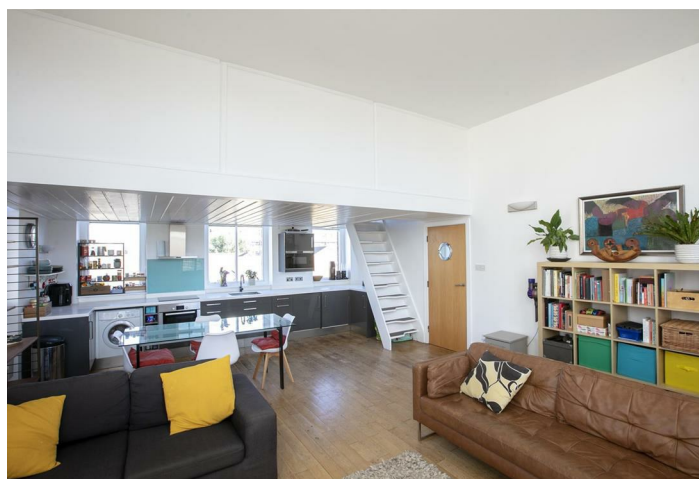
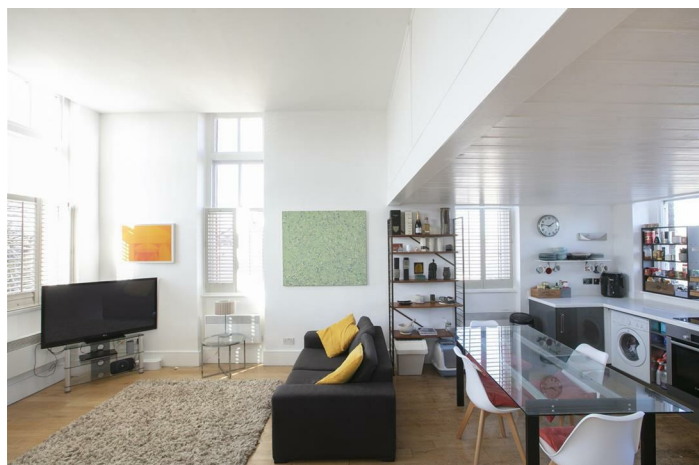
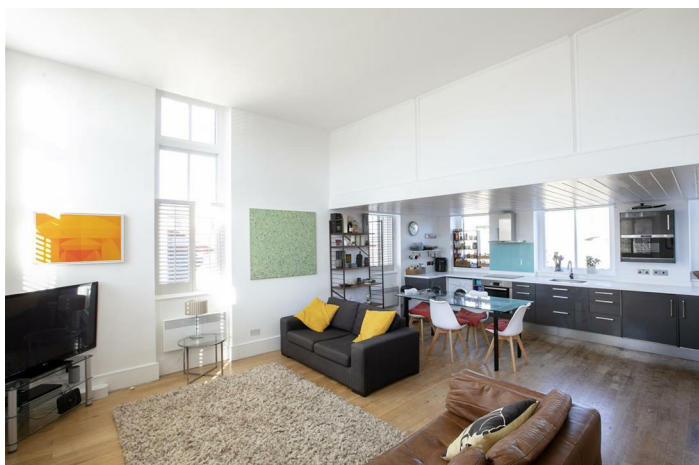
Gated Development

Park and City Views

Gated Off Street Parking

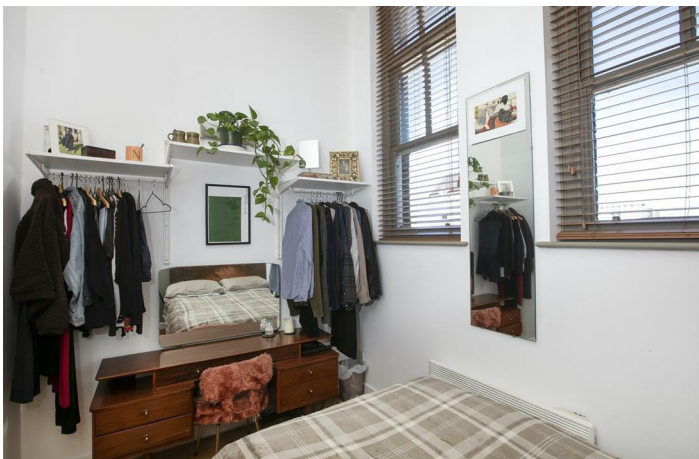
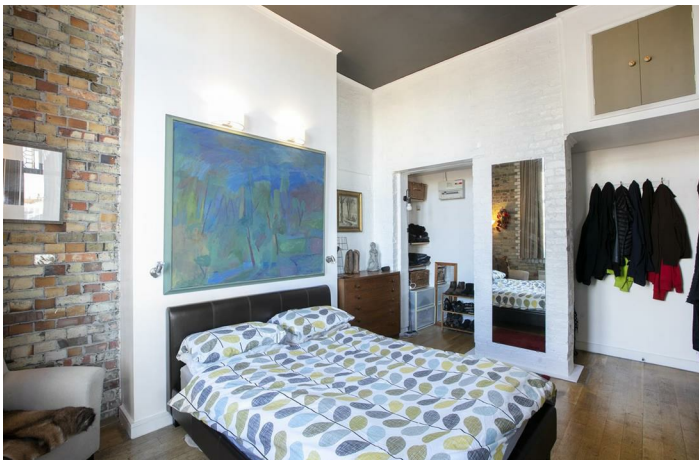
Share of Freehold

Virtual Tour Available



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Incredible Two Bedroom Hospital Conversion With Mezzanine and City Views - CHAIN FREE.

GUIDE PRICE £600,000 to £625,000.

This impressive abode is found on the second floor of the impressive Peacock House - a landmark parkside period conversion on St. Giles Road. Enjoying 20ft plus ceilings, vast original windows, city views and a park vista, the property will knock your socks off. Welcomed extras include a handy mezzanine area and gated off-street parking. 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.

The handsome redbricked exterior sits behind regal railings and a secure gated entry system. Take the stairs or lift to the second floor. Once inside your eyes are immediately drawn to the superb high ceilings which rise almost 4 metres! To the right you find the master bedroom with a bright dual aspect and sublime original brickwork. Views stretch toward Canary Wharf and there's plenty of storage space to the rear of the room. The second bedroom sits further along the hall. It's a good size, with a neutral decor including white walls and wooden flooring. Next in line comes a bright bathroom with contemporary suite. Toward the end of the hall you meet that gloriously proportioned living area which spans a majestic 40 sq metres. The space is swimming in natural light from huge windows placed symmetrically along three of the four walls. Again the decor is pleasingly neutral and light. A well equipped kitchen is placed along the far wall and has wooden units and modern appliances. From here, a funky, space-saving staircase leads up to that handy mezzanine area which can be used as a quiet work spot, storage area, guest sleeping platform or yoga room - you choose!

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.

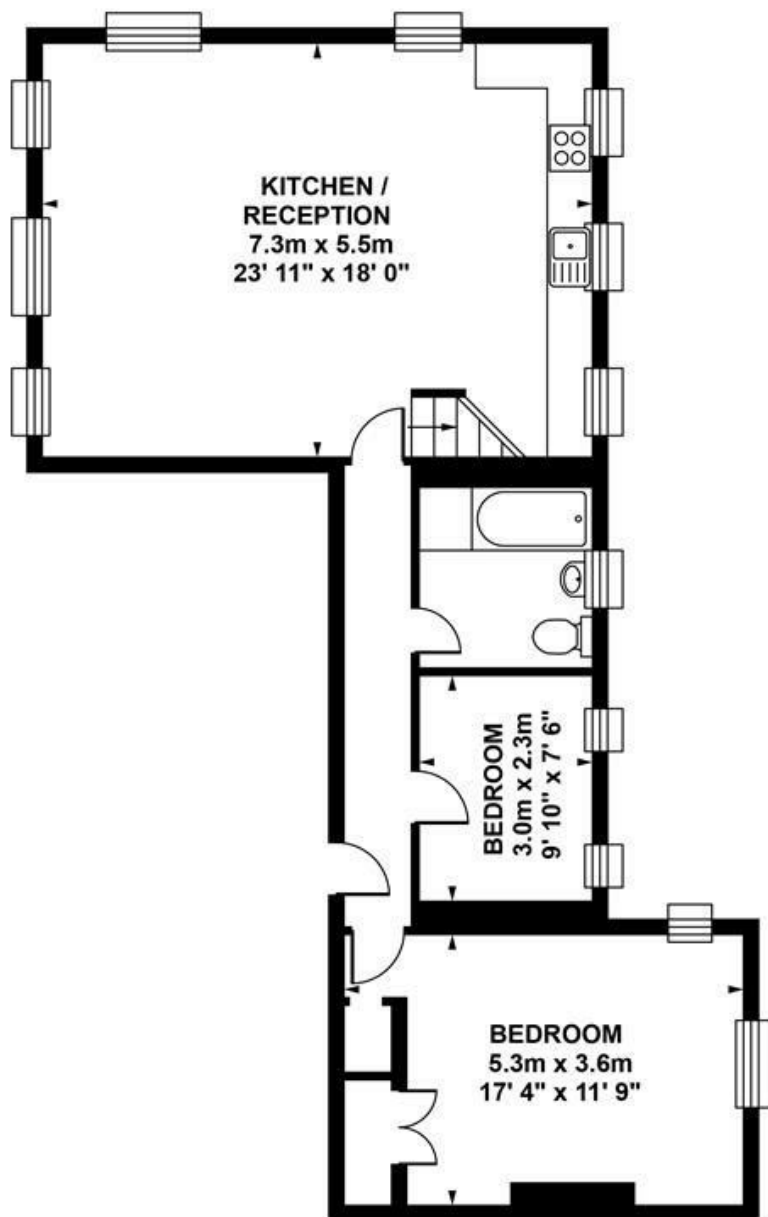
Tenure: Share of Freehold

Lease Length: 102 years

Council Tax Band: C

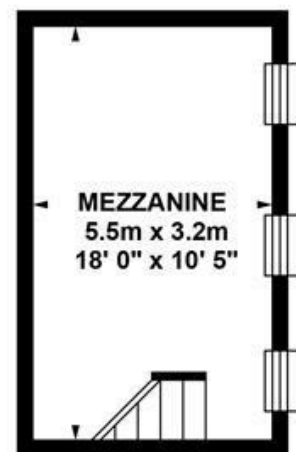
ST. GILES ROAD SE5

LEASEHOLD - SHARE OF FREEHOLD



SECOND FLOOR

Approximate. internal area :
80.12 sqm / 862 sq ft



THIRD FLOOR

Approximate. internal area :
17.49 sqm / 188 sq ft

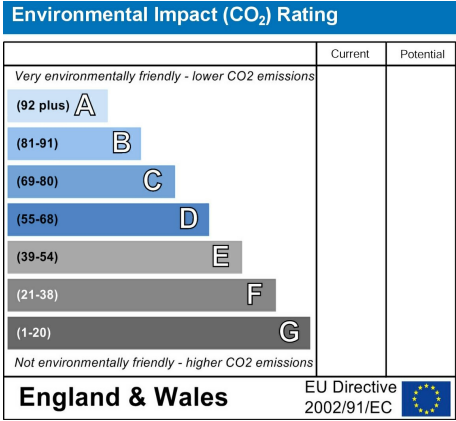
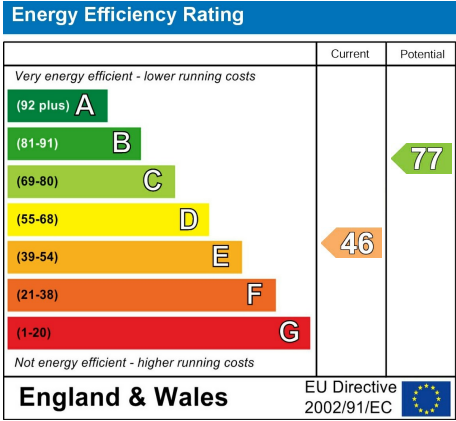
TOTAL APPROX FLOOR AREA

Approximate. internal area : 97.61 sqm / 1050 sq ft

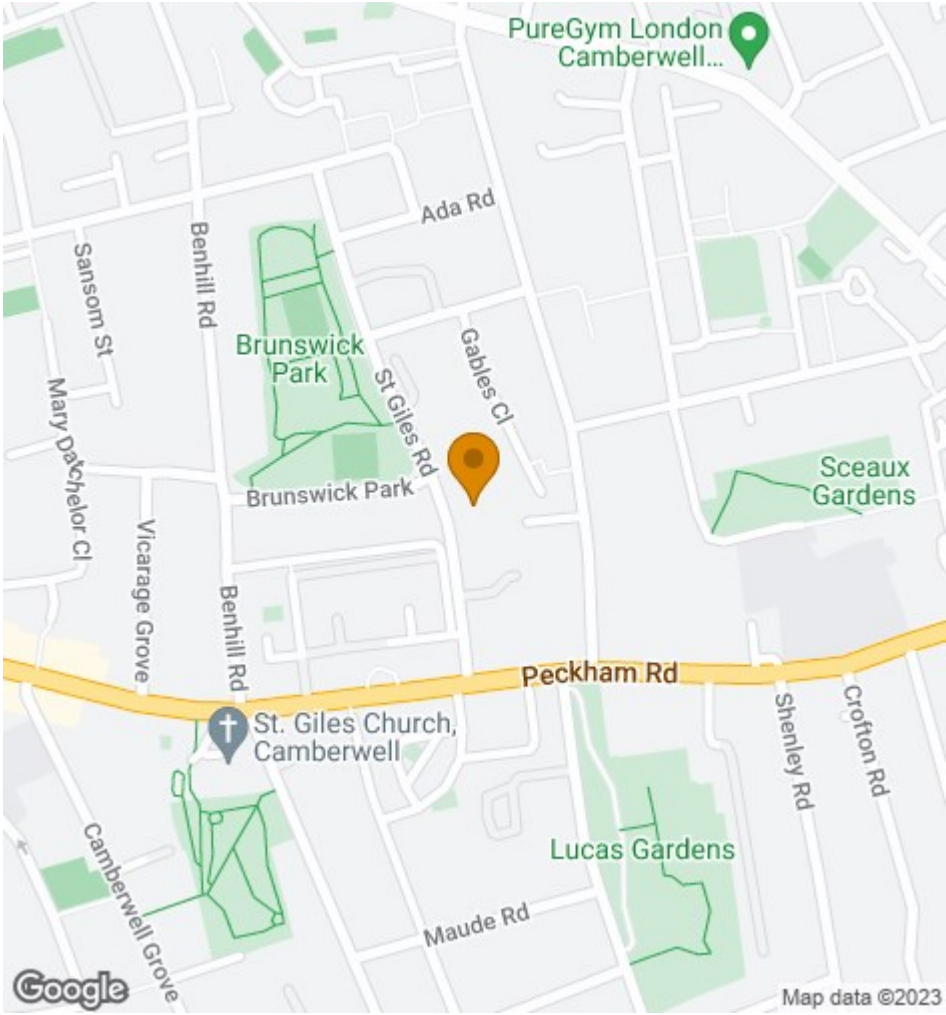
Measurements for guidance only / Not to scale

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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.



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