

KINGS GROVE, PECKHAM, SE15  
LEASEHOLD  
GUIDE PRICE £450,000 - £475,000



## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 103 years remaining

Service Charge : £1000 per annum

Ground Rent : £10 per annum

## FEATURES

Tasteful Finish Throughout

Top Floor

Bespoke Storage

Mature Convenient Location

Modern Double-Glazed Sash Windows

Leasehold



KINGS GROVE SE15

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Bright, Well Arranged Two Bed Period Conversion.

GUIDE PRICE £450,000 to £475,000.

Enjoying a bright and airy vibe throughout, with views of treetops both sides of the property and gorgeous sunsets, this fab two bedder supplies a pleasant, well appointed layout, quality fixtures and plenty of bespoke storage. The accommodation comprises a lovely reception with handsome feature fireplace for cosy winter evenings, separate kitchen with contemporary cabinets and innovative storage and a dishwasher, two bedrooms (with yet, more storage); a spacious master bedroom with bedside views of the treetops, and a smaller office/guest bedroom with lots of natural light, and a modern compact bathroom with a bath.

The location is leafy, mature and notably well-connected! Easy walking distance to Nunhead high-street with local independent shops and cafes and Peckham with great nightlife and restaurants. It is also minutes from Central London with Queens Road Station (mainline & London Overground Line) is a five minute walk for regular swift services to London Bridge in around 7 minutes. Alternatively, Peckham Rye station is a 12 minute walk for Victoria and Blackfriars/City options too. Several bus routes serve nearby Old Kent Road. Transport links are due to be further improved by the much anticipated Bakerloo Line. Nunhead Cemetery and Peckham Rye are outstanding green spaces all in close range of the property, and located between great coffee shops such as Mosey. Even closer is the much-loved Community garden in Kings Grove which is open to all to use, a great place to drink your morning coffee in the sunshine. There are regular events, BBQs and gatherings including the infamous Halloween and Christmas gatherings - great way to meet the neighbours!

The property sits in a leafy pedestrian part of Kings Grove and is surrounded by similarly handsome period houses. Steps lead upward to the shared entrance. A carpeted inner stairwell invites you to the first floor with a stylish plum accent wall on the left side. The return hosts a bright kitchen with solid oak counters, white cabinets and a ceramic sink and drainer. Appliances include a dishwasher, built-in microwave oven, four ring hob and oven. Space-saving pot storage cupboards help keep things neat and tidy. A pleasant leafy rear aspect adds to the ambience.

Next to this is a fab modern bathroom with tear drop bath, funky square loo and matching wash hand basin. There's recessed shelving and a heated towel rail too. A front aspect master bedroom boasts generous twin bespoke storage units that run full height. A large double glazed sash window supplies a lovely leafy streetscape. The second bedroom shares this aspect and has recessed storage. It's perfect as a home office space, or occasional guest room. Last but certainly not least comes the comfortable, bright reception with a tranquil rear vista, low level storage, shelving and a pretty feature fireplace.

The area is awash with social attractions! We love Peckham Cellars at the end of the road for the best sharing plates and wine. The Earl of Derby is worth the walk for a friendly welcome and great food, or closer to home is Beer Rebellion. Even closer are the cafes and eateries of Queens Road. We love Eagle Eats for a coffee before the commute. Keeping fit? Crank is a short walk and has a great gym, and loads of evening classes. Endless yoga classes are only 5 mins away on Brayards Road, followed by a dreamy sauna at Social Sauna Club in the same road. Tesco Express and Sainsbury's both in walking distance, plus Asda, Lidl supermarkets are all within easy reach on the Old Kent Road, or there's a big Morrisons in Peckham.

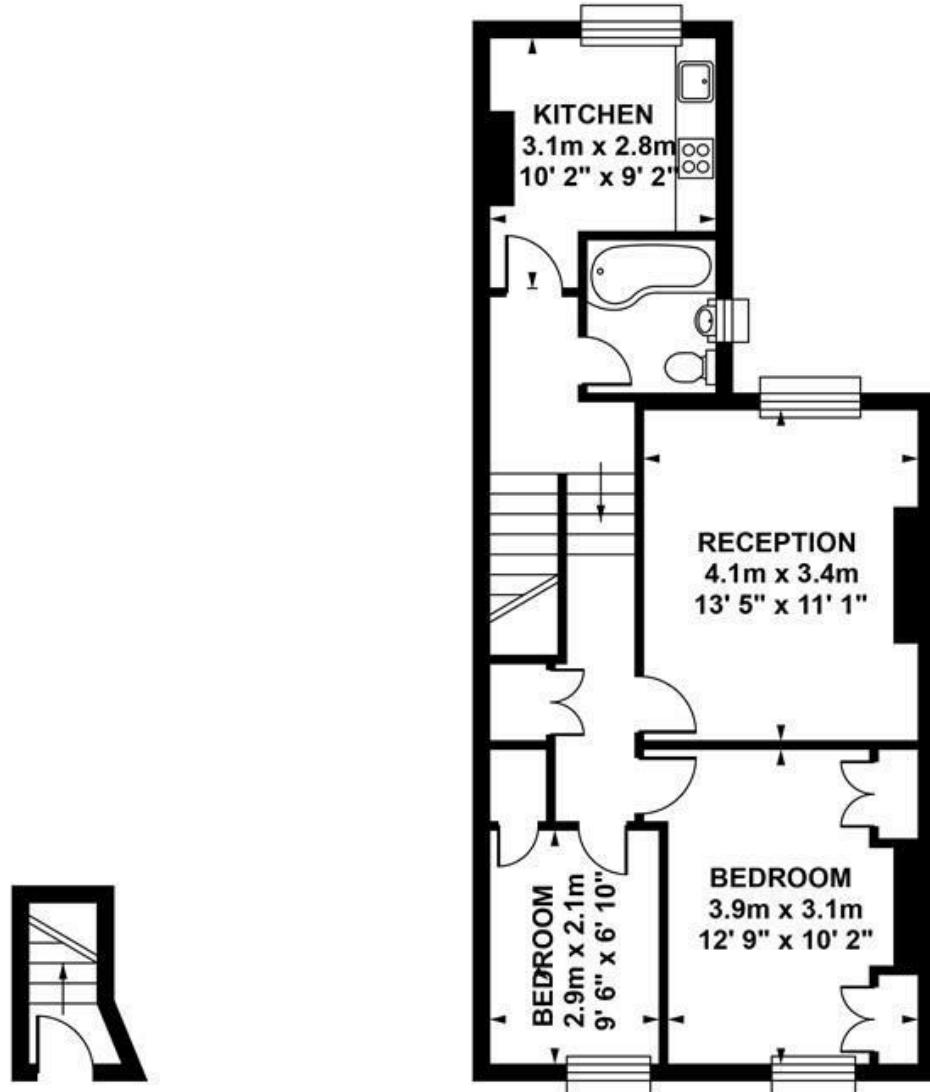
Tenure: Leasehold

Lease Length: 103 years

Council Tax Band: B

KINGS GROVE SE15

LEASEHOLD



### GROUND FLOOR

Approximate. internal area :  
1.82 sqm / 20 sq ft

### FIRST FLOOR

Approximate. internal area :  
55.81 sqm / 601 sq ft

### TOTAL APPROX FLOOR AREA

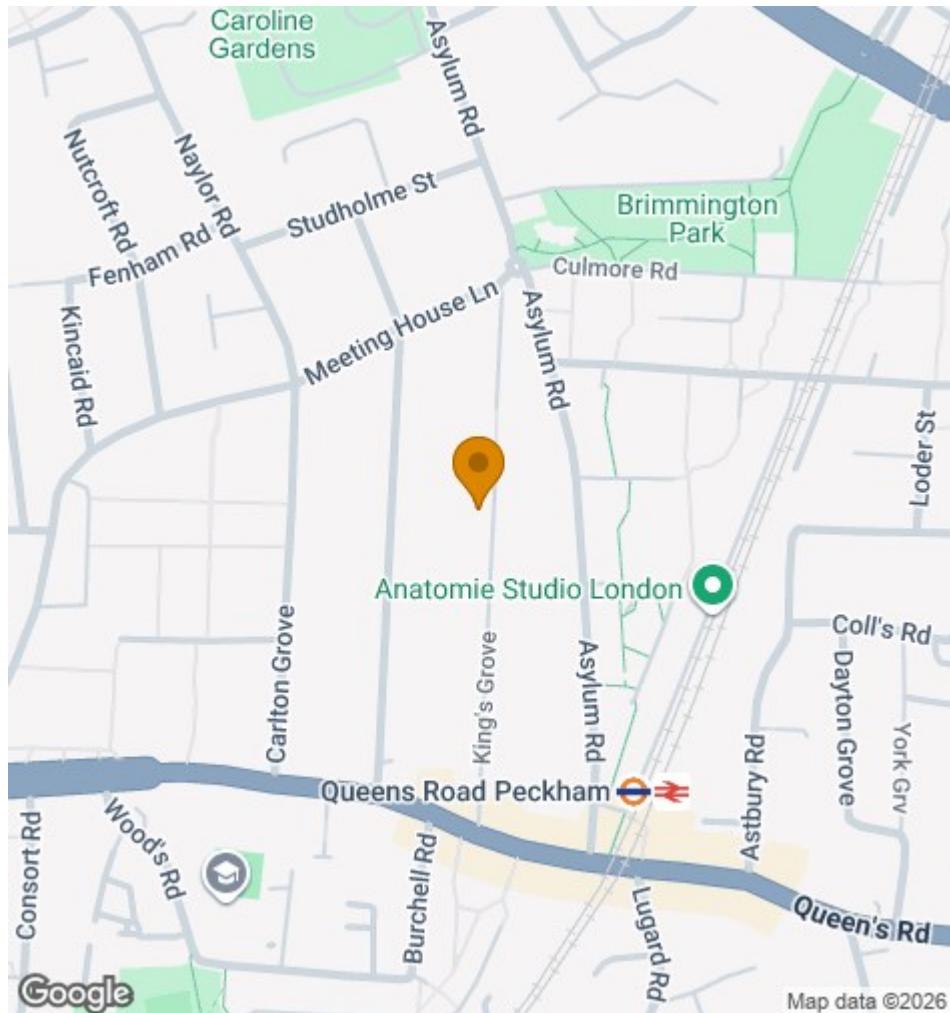
Approximate. internal area : 57.63 sqm / 621 sq ft  
Measurements for guidance only / Not to scale

# KINGS GROVE SE15

LEASEHOLD

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                 |         |           | (92 plus) A   |         |           |
| (81-91) B                                   |         |           | (81-91) B   |         |           |
| (69-80) C                                   |         |           | (69-80) C   |         |           |
| (55-68) D                                   | 67      | 71        | (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 <sub>2</sub> 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.



**Wooster & Stock**

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

WOOSTERSTOCK.CO.UK