



York Grove, SE15
£625,000

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In general

- Victorian school conversion
- 1,086 Sq Ft / 109 Sq M
- Two bedrooms
- Period features
- Mezzanine level
- Ideally located
- Chain free

In detail

A beautifully finished, split level two bedroom apartment available for sale set within a gated Victorian school conversion.

This unique property seamlessly combines modern feel with classic period features. The property exudes charm with original windows, feature fireplace, stripped wooden flooring and exposed brickwork, providing a unique and stylish living space.

Spanning 1,086 sq ft, the apartment features a 25ft open plan kitchen/lounge, complete with integrated appliances and island, two bedrooms include a generously sized master bedroom measuring 20'4, primary bathroom equipped with modern fixtures, and a separate WC for added convenience. Further benefits include, long lease and allocated parking space located within the gated private grounds.

Situated within a tranquil environment at the end of a quiet, tree lined, cul de sac, the property provides excellent transport links to Central London with ease of access via Queens Road Peckham. Queens Road and Peckham High Street offer an array of shops, wine bars and eateries, providing a lively and convenient neighbourhood.

Viewings of this remarkable property are highly recommended.

EPC: C | Council Tax Band: D | Lease: 101 years remaining | SC: £2,672.10pa | GR: £150pa | BI: Incl In SC



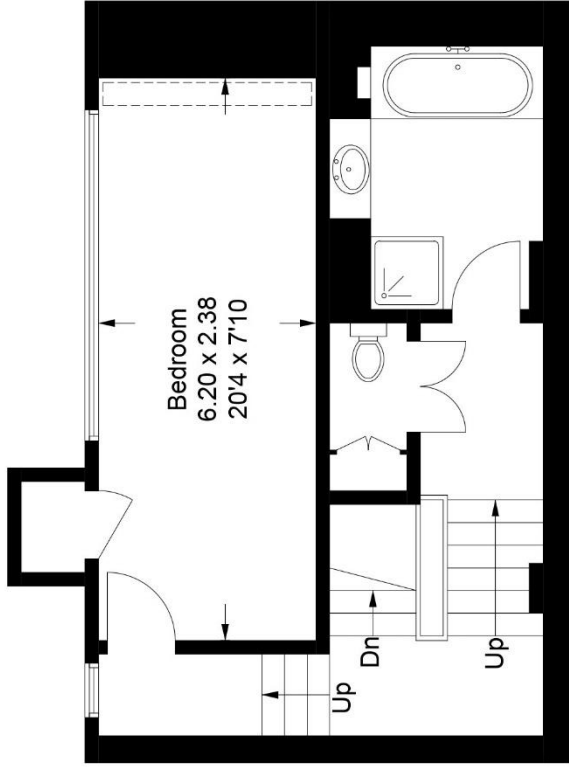
Floorplan

Assembly Apartments, SE15

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft



= Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		80 C	85 B

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