



St Giles Road, SE5
Guide £575,000-£625,000

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In general

- Exquisite, Grade II Listed, period conversion
- Two double bedrooms
- Substantial living space
- Kitchen diner with Range cooker
- Modern bathroom suite with bath
- Gated development with parking space
- 0.7 miles to Denmark Hill Station
- Close to Brunswick Park and Lucas Gardens
- Share of freehold

In detail

A stunning two-bedroom apartment with private outside space set within gated Grade II listed Victorian Hospital Conversion.

Situated in the heart of Camberwell, the original Saint Giles' Hospital opened in 1873 as Camberwell Workhouse Infirmary adjoining the Havil Street Workhouse. Peacock House is believed to have been built between 1899 and 1903. The building was taken out of service in the late 20th century and converted to flats which makes for a fascinating history and impressive façade.

Set back from St Giles' Road and situated opposite Brunswick Park, this gated community offers apartments bursting with character. There is also private parking for one vehicle set behind gates. The property is situated on the second floor and is serviced by wide, original staircases and has lift to all floors.

Upon entering, the hallway guides you into a stunning reception room with ceilings measuring nearly 12ft making it the perfect space to relax and unwind, offering an abundance of light from the quantity of windows. The kitchen offers the perfect open plan entertaining area with room for a large dining table and fantastic attention to detail with high quality work surfaces. There is even a large range cooker.

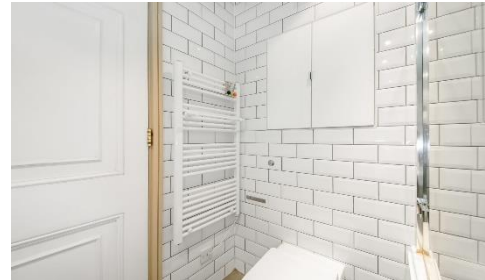
The two bedrooms are both comfortable and airy, offering room for double beds with solid wooden floors throughout this unique property. The bathroom is neutrally decorated and offers full size bath, power shower and heated towel rail.

Leading off the hallway is also a private westerly-facing terrace making the perfect spot to relax in the evening sunshine or try your hand at some gardening with room for potted plants and vegetables. The property also benefits from secondary glazing, a newly replaced boiler, and a share of the freehold.

A wealth of restaurants, bars, cafes, and independent shops such as Toad Bakery and The Camberwell Arms on your doorstep with further excellent amenities found closely in Peckham Rye and nearby East Dulwich. The property is incredibly well connected by local transport links and is only 0.7 miles to Denmark Hill Station with Overground services to most major London Terminals such as London Victoria, London Bridge and London Blackfriars. Denmark Hill station also offers Overground services to Canada Water, Shoreditch High Street, Highbury & Islington and Clapham Junction.

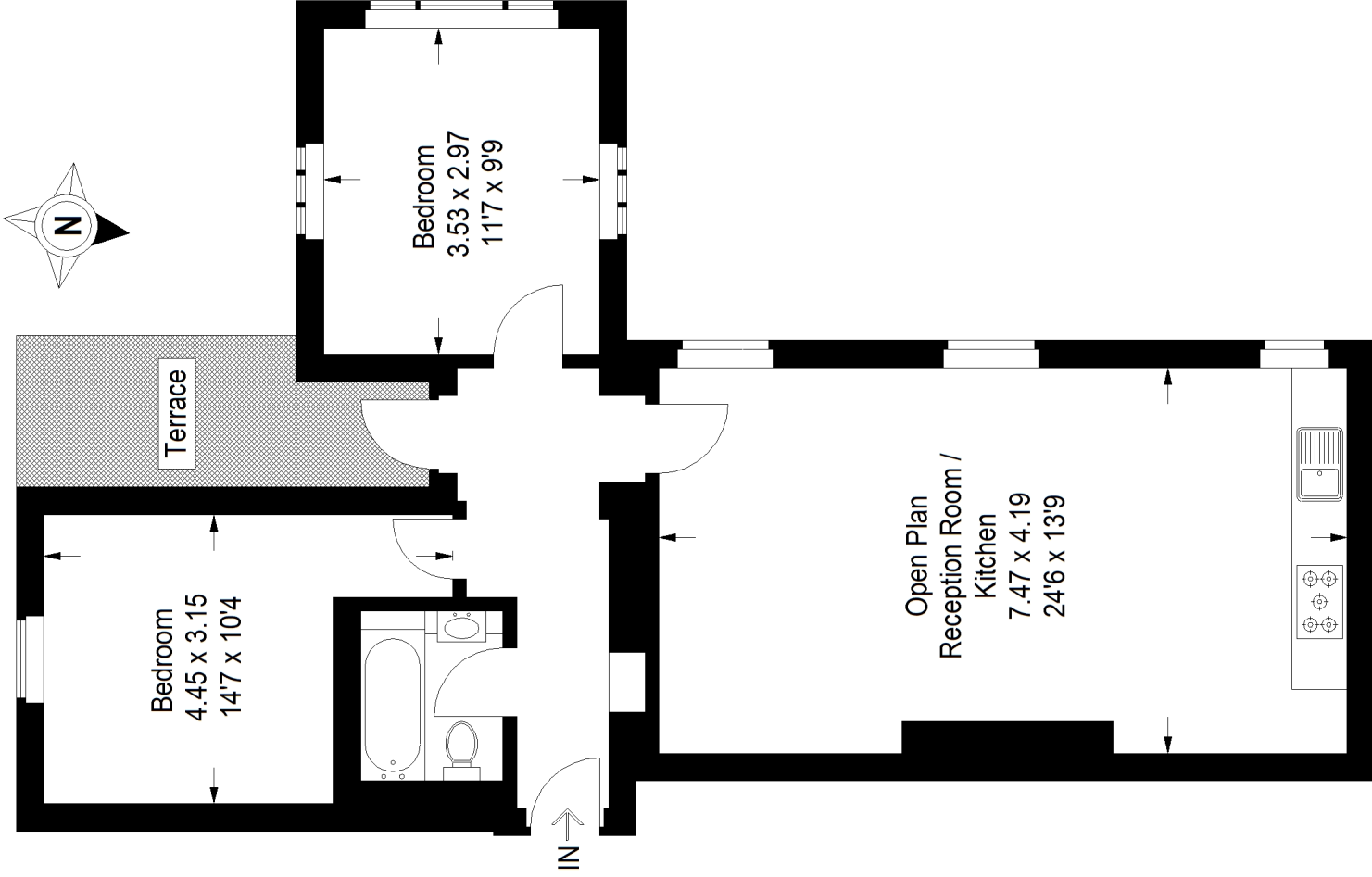
There are also a variety of regular bus routes which can take you to nearby Underground stops in Oval or Elephant and Castle. Early internal inspection of this remarkable property are highly encouraged to avoid disappointment, please contact the Pedder Peckham Sales Team to arrange an appointment.

EPC: F | Council Tax Band: C | 101 years lease remaining | SC: £265pm | GR: £150pa | BI: Included in Service Charge



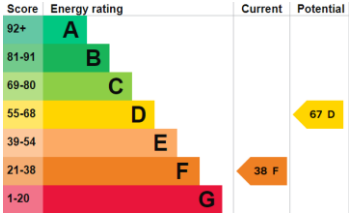
Floorplan

Peacock House, SE5
 Approximate Gross Internal Area
 67.1 sq m / 722 sq ft



Second 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,
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