



York Grove, SE15 | £425,000

02087029666

peckham@pedderproperty.com

pedder
We live local



In General

- One bedroom
- 631 sqft
- Victorian school conversion
- Allocated parking
- Gated community
- Walking distance to Queens Road Overground Station

In Detail

Set within a gated Victorian school conversion, this unique one bedroom top floor flat offers a stunning blend of character and modern living. Boasting 631 sq ft of living space, the property features large industrial style windows running the full length of the apartment, flooding the space with natural light and adding to its charm.

The property offers a bright and spacious open plan reception/kitchen with partial city views, a generously sized and airy double bedroom and a recently renovated bathroom which has been finished to a high standard. Additionally, the property benefits from a secure allocated parking space within the gated private grounds and well maintained communal gardens to the rear of the development.

Located on a quiet, tree-lined street, just a stone's throw from Queens Road Peckham station, the apartment benefits from excellent transport links. Rail and London Overground services provide easy access to London Bridge, the City, and Central London in under 20 minutes.

The property is perfectly positioned to enjoy the lively local area, with Queens Road and Peckham High Street offering an array of shops, wine bars, and eateries, all just moments away.

With a long lease, allocated parking, and a fantastic location, this remarkable property is truly one of a kind. Viewings are highly recommended.

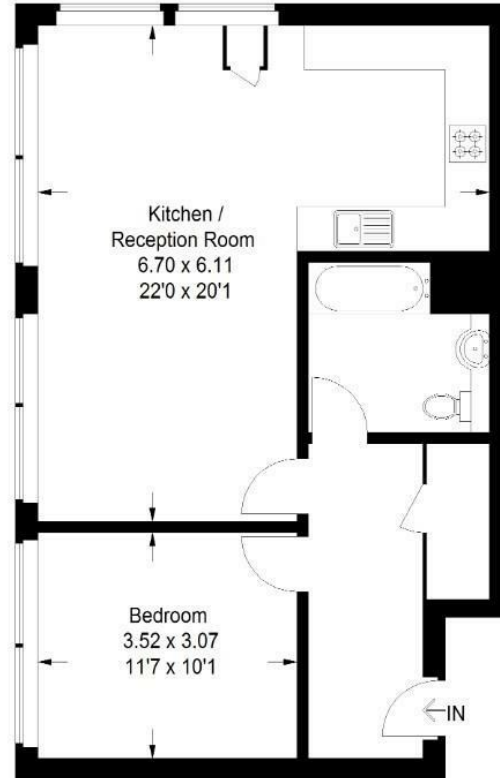
EPC: D | Council Tax Band: D | Lease: 100 years remaining | SC: £2,848.30 pa | GR: £150 | BI: Incl. in SC



Floorplan

Assembly Apartments, SE15

Approximate Gross Internal Area
58.6 sq m / 631 sq ft



Second Floor

Copyright www.pedderproperty.com © 2024
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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			79
81-101) B			
69-80) C			
55-68) D		60	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.