



**South City Court, Peckham Grove, London, SE15 6AU**



**welcome to**

## **South City Court, Peckham Grove, London**

*Superb light and airy duplex apartment in this well converted warehouse development. Located perfectly for Burgess Park with space to work and enjoy the views across the London skyline!*

Affording lots of natural light and fabulous views across the London skyline with an impressive wrap-around balcony this is one not to be missed.

Quality wood flooring, crisply painted walls and recessed ceiling lighting feature in the spacious reception room as well as a well equipped kitchen with a modern range of wall and base units and integrated appliances.

Both bedrooms are doubles and have direct access onto the wrap around balcony perfect for those lazy Sunday mornings with the papers and a coffee. The en-suite to the master bedroom is perfect for the early morning dash and the family won't be disappointed as there is another bathroom on the lower level.

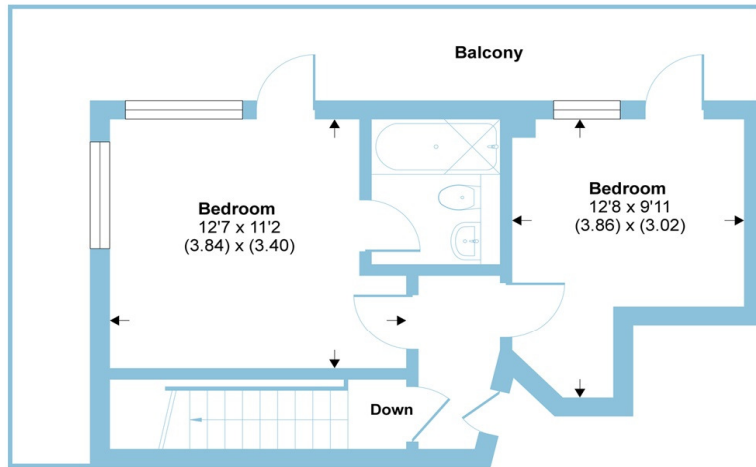
The property is located a short distance from Camberwell, Peckham and Walworth Roads, offering access to a host of shops, supermarkets, restaurants and bars. Transport links are provided by Elephant & Castle station (Northern Line and Overground), Peckham Rye (Overground) along with a plethora of bus routes in to the city.



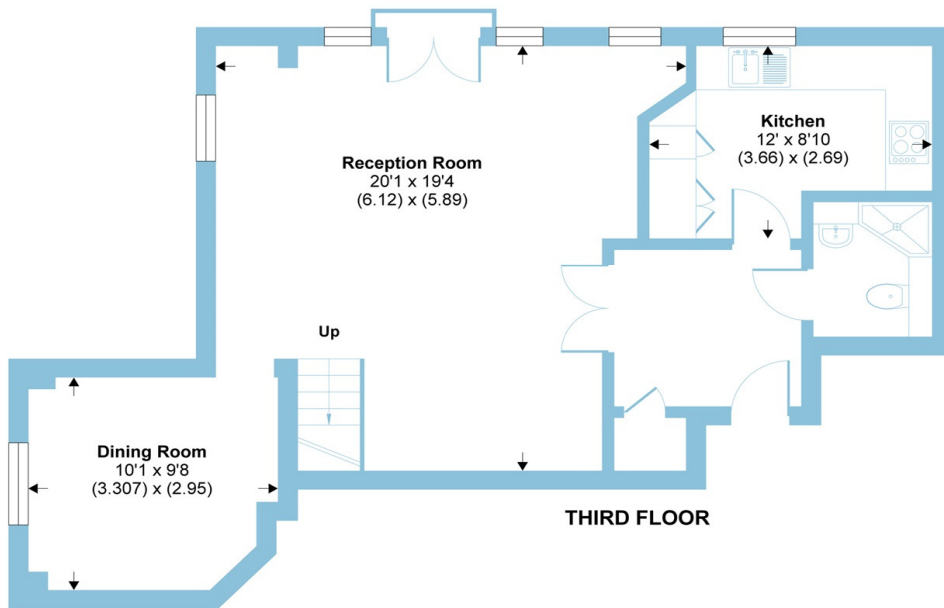
# Peckham Grove, London, SE15

Approximate Area = 982 sq ft / 91 sq m

For identification only - Not to scale



FOURTH FLOOR



THIRD FLOOR



## Bedroom

12' 7" x 11' 2" ( 3.84m x 3.40m )

## Bedroom

12' 8" x 9' 11" ( 3.86m x 3.02m )

## Kitchen

12' x 8' 10" ( 3.66m x 2.69m )

## Reception Room

20' 1" x 19' 4" ( 6.12m x 5.89m )

## Dining Room

10' 1" x 9' 8" ( 3.07m x 2.95m )



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2021. Produced for Barnard Marcus. REF: 749229



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## South City Court, Peckham Grove, London

- Two Double Bedrooms
- Two Bathrooms
- Large Accommodation Throughout
- Top Floor Wrap Around Balcony
- Great Condition
- Chain Free

Tenure: Leasehold EPC Rating: D

# £475,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
PKM101700 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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