



Peckham Grove, SE15 | Offers In Excess Of £400,000

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## In General

- Two double bedrooms
- Three meter high ceilings
- City Views
- Warehouse conversion
- Abundance of natural light

## In Detail

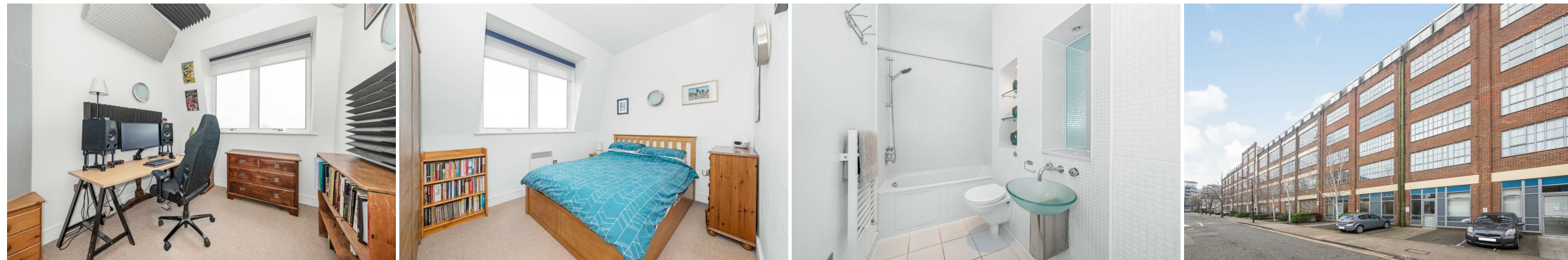
Elevate your city living experience with this fantastic top-floor gem nestled in the charming South City Court warehouse conversion. Boasting breath taking City Views, soaring ceilings, and an abundance of natural light, this property is a true urban oasis.

Step inside to discover two spacious double rooms, a sleek modern bathroom, and a stylish open plan kitchen/living/dining area. With expansive windows gracing every room, soak in the mesmerising city vistas and bask in the flood of natural light that fills the space.

Conveniently located just a stones throw away from Burgess Park, this residence offers easy access to an array of transport links. Bus routes along Southampton Way (0.1mi) provide seamless connectivity, while Peckham Rye Railway Station (0.7 miles) and Denmark Hill Railway Station (0.8 miles) offer swift access to various destinations across the city.

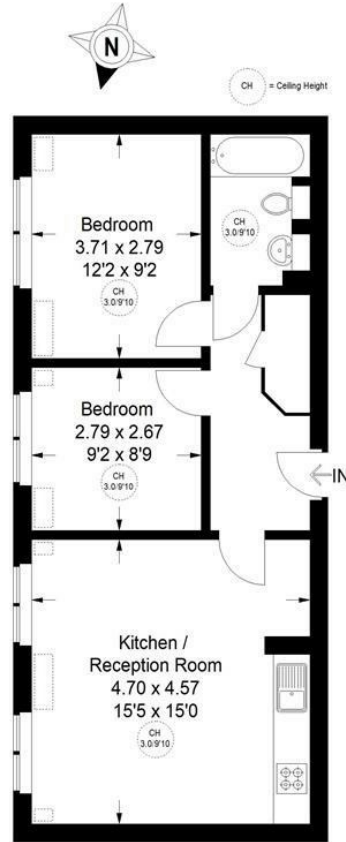
Indulge in the epitome of urban living with this exceptional property, where contemporary and industrial design meets unparalleled convenience amidst the vibrant energy of the city.

EPC: D | Council Tax Band: C | Lease: 976 years remaining | SC: £1,619.72 pa | GR: £250.00 pa | Buildings Insurance: £393.74



# Floorplan

**South City Court, SE15**  
 Approximate Gross Internal Area  
 52.6 sq m / 566 sq ft



## Fourth Floor

= Reduced headroom below 1.5 m / 5'0"

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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.

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

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