

YORK GROVE, PECKHAM, SE15

LEASEHOLD

GUIDE PRICE £600,000 - £635,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 99 years remaining

Service Charge: £2848 per annum

Ground Rent: £150 per annum

FEATURES

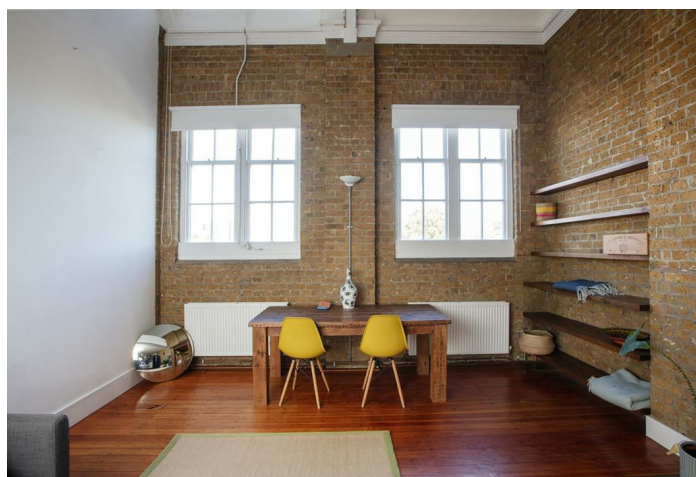
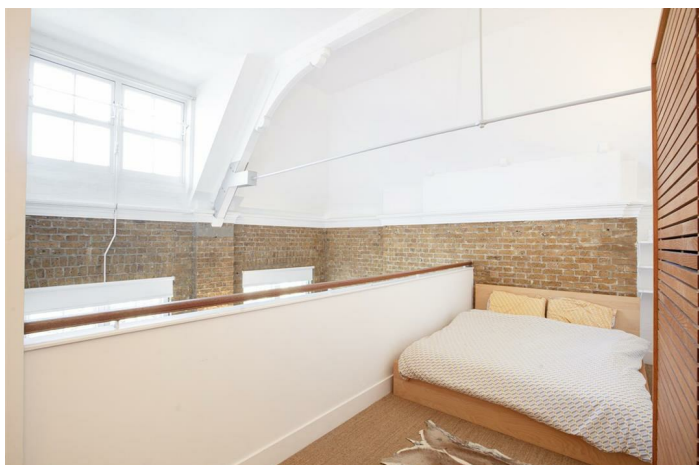
Split-Level Top Floor

Wonderful School House Conversion

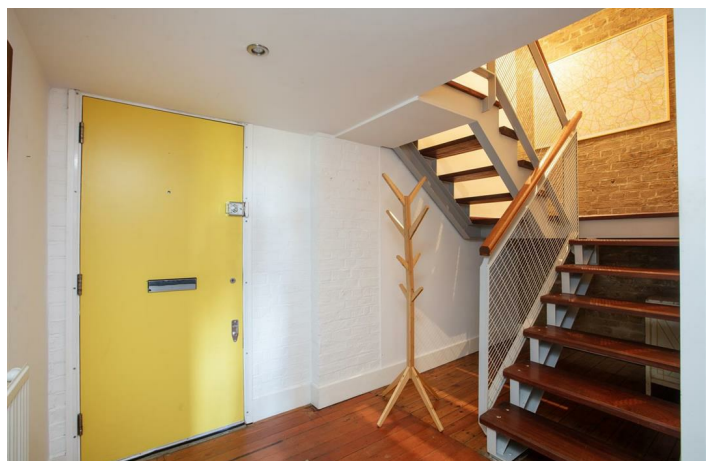
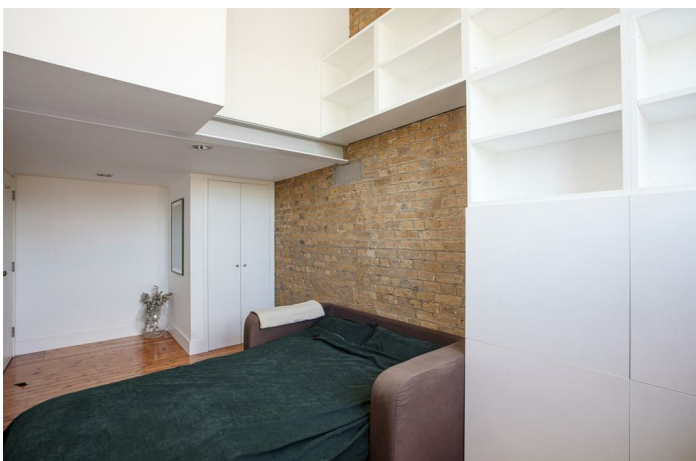
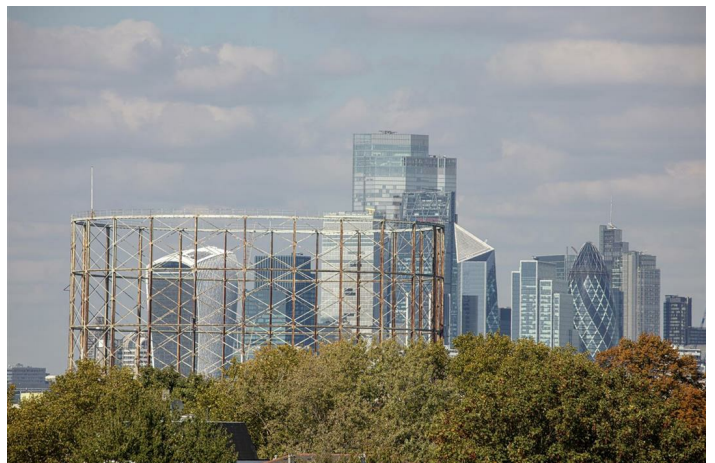
Gated Development

Off Street Parking

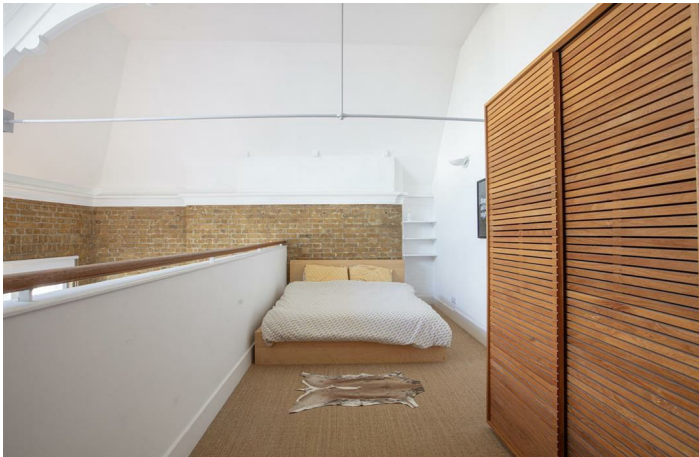
Leasehold



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Huge Split-Level Two Bedroom School House Conversion with OSP - CHAIN FREE.

Spread generously over a gated landmark school-house conversion building is this magnificent two bedder. Enjoying a contemporary layout and some jaw-dropping 6 metre high ceilings, the property boasts tonnes of huge walls for art and a living room made for entertaining. You'll also enjoy some sweeping views towards the Gherkin. The property comprises a fab open-plan reception with adjoining kitchen, large double bedroom (currently arranged as a sizeable office) and a wonderful mezzanine level - perfect for a second slumber space. There's a handsome bathroom and more storage than you'll know what to do with! The flat enjoys a cracking position in this popular period development. As you're top floor - you get the height of those magical and lofty sloping eaves and the peace of nobody above you. Queens Road is but two minutes away for swift London Bridge services and the fab London Overground line. That'll have you strutting down Shoreditch High Street in no time. New Cross is about ten minutes for the other branch of the London Overground and further services. Shopping and leisure couldn't be easier with Peckham High Street and Camberwell close by. On your doorstep are the acclaimed Peckham Library, the Peckham Pulse Leisure Centre and boho amenities of Bellenden Road with cafés, bars and restaurants plus a good bookshop and boutiques - it's a pleasurable way to spend a Saturday afternoon!

The building stands tall and proud behind a secure gated entry system. There's plenty of mature greenery and a neat communal green space for gathering with the friendly neighbours. The inner stairwells are bright and meticulously maintained and guide you upward to the second floor landing. Your inner door is presented in lively lemon and enjoys a foxy door knob. This opens to a lovely entrance hall with crisp white walls and original school house wooden floors.

Dead ahead and right sits the glorious living space which rises to a most-majestic double-height. There are three separate double casement windows for impressive light and you can spy the Walkie Talkie, Gherkin et al - it's great for new year's fireworks! The ceiling here peaks at almost 6 metres and gently slopes with the building's roof. There's tonnes of hanging space for your signature art pieces and a lovely period feature mantel. Integrated shelving and exposed brickwork continues the charm offensive. The space is perfect for lavish dinner parties and lazy lounging. A well arranged kitchen runs to the rear on three walls with a four ring gas hob, dishwasher, washing machine and plenty of counter space.

Across the hall you find bedroom one - a beautiful double that also rises to double height. A twin casement window supplies more sweeping views and there is abundant bespoke, raised and recessed storage. Back in the hall you ascend upward via a funky contemporary staircase with solid wooden treads and open risers. Splitting to left and right the landing first invites you to a fantastic mezzanine level which presides over your living space. It's a notably peaceful spot with Sisal flooring, lofty head height and recessed storage. The far side of the landing offers a huge walk-in double recessed storage cupboard. This precedes your bathroom which has a suitably generous proportion, white suite, heated towel rail and slate floor tiles. There is yet more storage opportunities tucked under the stairs.

From Queen's Road Station, London Bridge is just 10 minutes away, while the London Overground connects you to Clapham, Canada Water (for the Jubilee Line), Shoreditch, and Islington. Excellent bus links also serve the area: the 436 takes you directly to Paddington, the number 12 from Peckham runs through central London, and the 177 links Queen's Road and New Cross Road with Greenwich, Deptford, and the river.

York Grove itself is wonderfully peaceful thanks to being closed at one end, making it one of the most sought-after streets locally. Green spaces are close by too—both Peckham Rye and Telegraph Hill parks are a 15-minute walk.

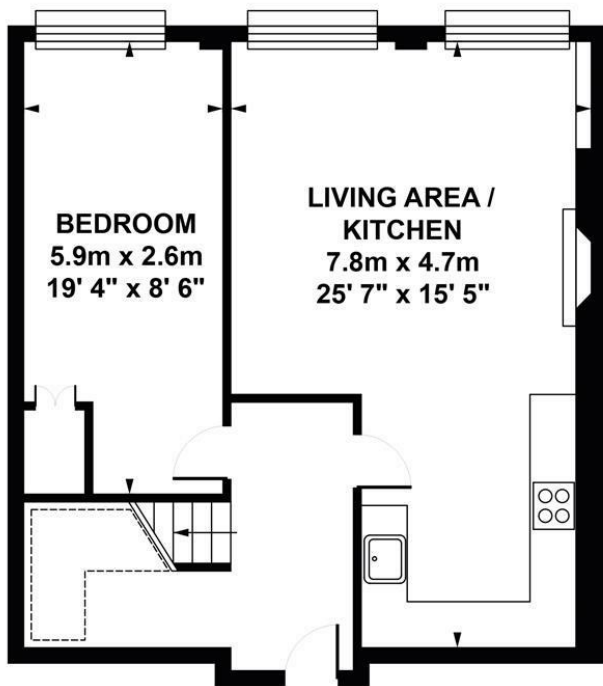
For leisure, the vibrant bars, cafés, and eateries of Queens Road, Nunhead, Peckham, and New Cross are all within easy reach. Peckham in particular has become one of London's most exciting cultural hubs, home to Copeland Park's creative community, the iconic Bussey Building with its rooftop cinema and nightlife, and Frank's Campari Bar—an unmissable summer destination with sweeping views of the city skyline.

York Grove also falls within the catchment of the friendly and active ARARA residents' association—a fantastic way to meet your neighbours and feel part of the community.

Tenure: Leasehold

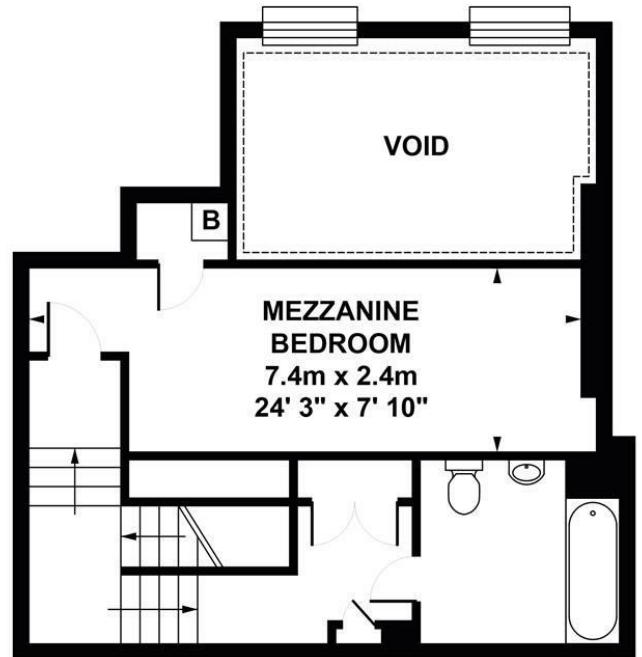
Lease Length: 99 years remaining

Council Tax Band: D



SECOND FLOOR

Approximate. internal area :
57.81 sqm / 622 sq ft



MEZZANINE FLOOR

Approximate. internal area :
52.03 sqm / 560 sq ft



TOTAL APPROX FLOOR AREA

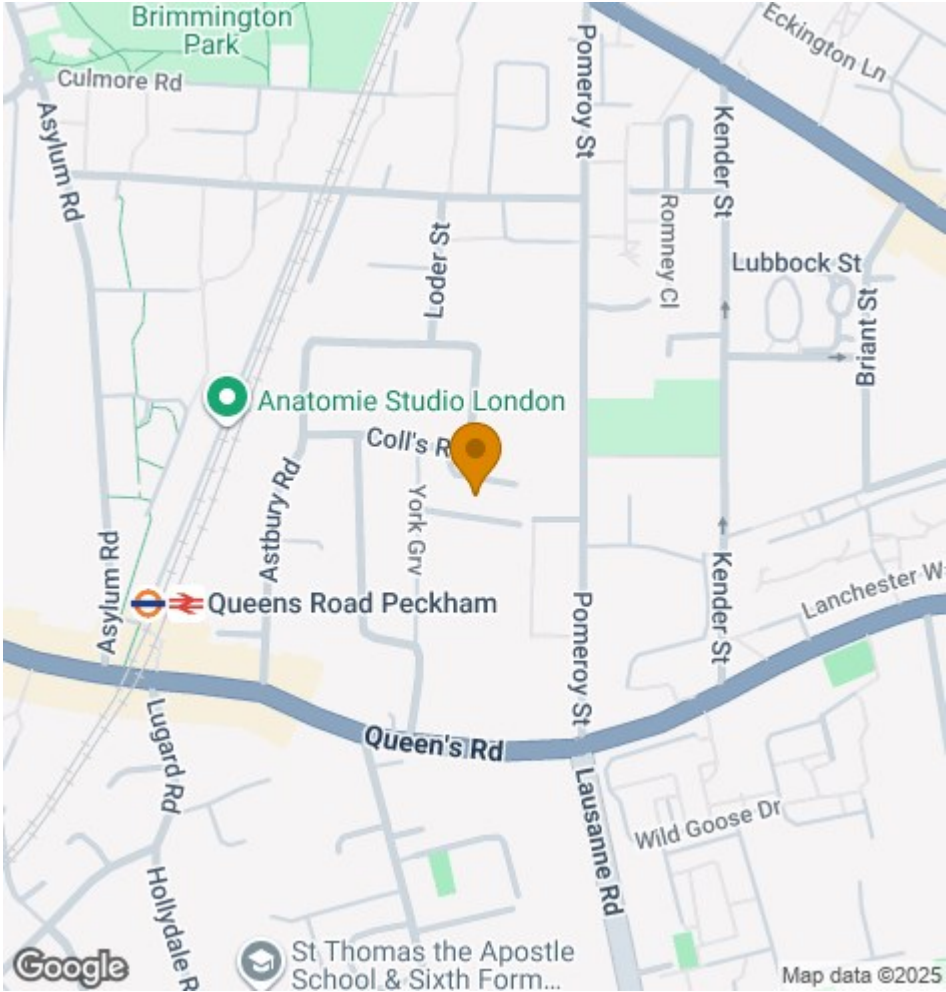
Approximate. internal area : 109.84 sqm / 1182 sq ft
Measurements for guidance only / Not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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