

KINGS GROVE, PECKHAM, SE15
LEASEHOLD
GUIDE PRICE £500,000 - £550,000



SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length : 103 years remaining

Service Charge : £1400 per annum

Ground Rent : £10 per annum

FEATURES

Tasteful Finish Throughout

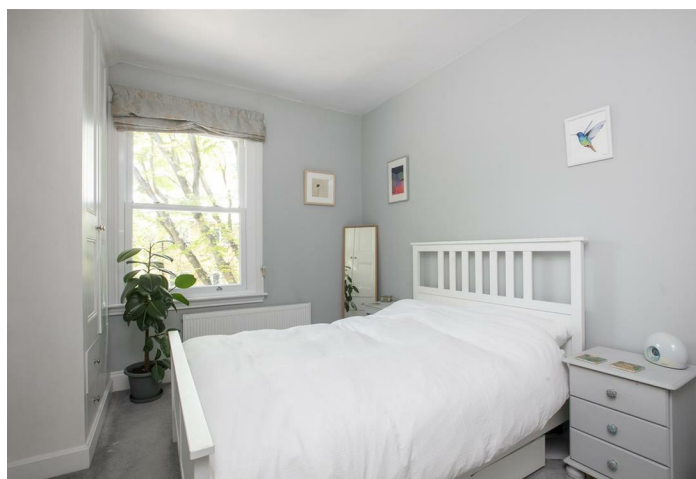
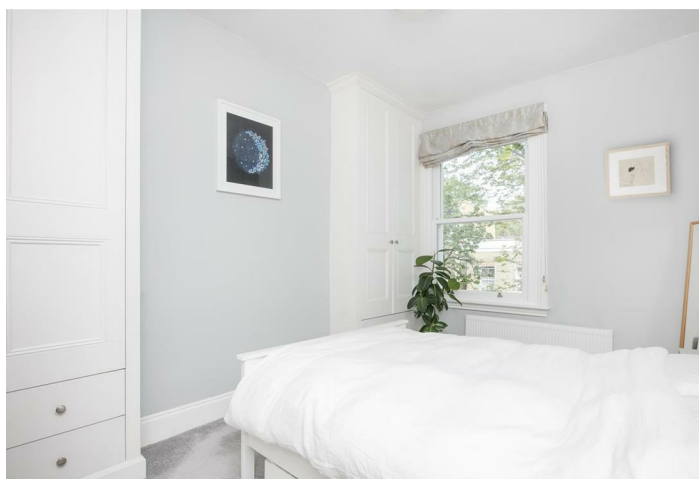
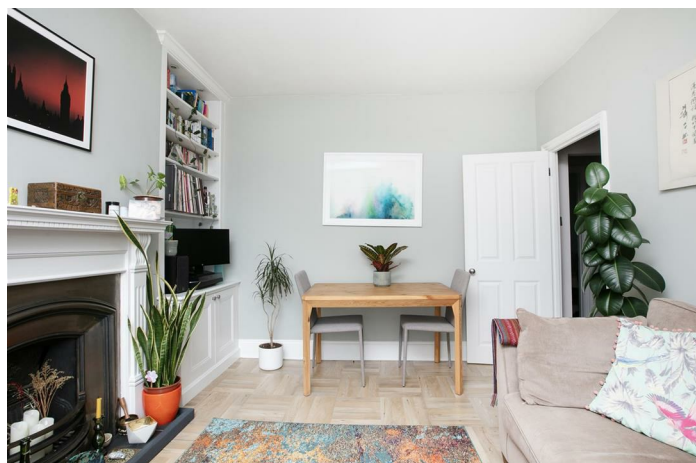
Top Floor

Bespoke Storage

Mature Convenient Location

Modern Double-Glazed Sash Windows

Leasehold



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Bright Well Arranged Two Bed Period Conversion.

Enjoying a bright and airy vibe throughout, this fab two bedder supplies a pleasant, well appointed layout, quality fixtures and plenty of bespoke storage. The accommodation comprises a lovely reception with handsome feature fireplace, separate kitchen with contemporary cabinets, two bedrooms (with yet more storage) and a fancy bathroom. The location is leafy, mature and notably well-connected! Queens Road Station (mainline & London Overground Line) is a five minute walk for regular swift services to London Bridge in around 7 minutes. Alternatively, Peckham Rye station is a 12 minute walk for Victoria and Blackfriars/City options too. Several bus routes serve nearby Old Kent Road. Transport links are due to be further improved by the much anticipated Bakerloo Line. Burgess Park with its lakes, hills, old Victorian buildings and tennis club is one of the most impressive Urban parks in South London – just a 10 minute stroll away along the old canal pathway from the home. Even closer is the much-loved Community garden in Kings Grove which is open to all to use. There's regular friendly events, BBQs and gatherings - great to meet the neighbours!

The property sits in a leafy pedestrian part of Kings Grove and is surrounded by similarly handsome period houses. Steps lead upward to the shared entrance. A carpeted inner stairwell invites you to the first floor with a stylish plum accent wall on the left side. The return hosts a bright kitchen with solid oak counters, white cabinets and a ceramic sink and drainer. Appliances include a dishwasher, built-in microwave oven, four ring hob and oven. Space-saving pot storage cupboards help keep things neat and tidy. A pleasant leafy rear aspect adds to the ambience. Next to this is a fab modern bathroom with tear drop bath, funky square loo and matching wash hand basin. There's recessed shelving and a heated towel rail too. A front aspect master bedroom boasts generous twin bespoke storage units that run full height. A large double glazed sash window supplies a lovely leafy streetscape. The second bedroom shares this aspect and has recessed storage. It's perfect as a home office space, or occasional guest room. Last but certainly not least comes the comfortable, bright reception with a tranquil rear vista, low level storage, shelving and a pretty feature fireplace.

The area is awash with social attractions! We love Frank's Cafe roof top bar and restaurant - great for some tunes and views. The much-loved Prince of Peckham is just a short stroll for some fab soul food and the Copper Tap and craft ale pub, Beer Rebellion are both within strolling distance. Even closer are the cafes and eateries of Queens Road. Check out Kudu, Smokey Kudu and the fantastic Peckham Cellars. We love the Blackbird Bakery for a coffee before the commute. Keeping fit? Peckham Pulse is a short walk and has a great gym, two swimming pools and loads of evening classes. Endless yoga classes are only 15 minutes away from the property on Rye Lane in the Bussey Building or Peckham Levels, including hot yoga. Asda, Tesco & Lidl supermarkets are all within easy reach on the Old Kent Road, or there's a big Morrisons in Peckham.

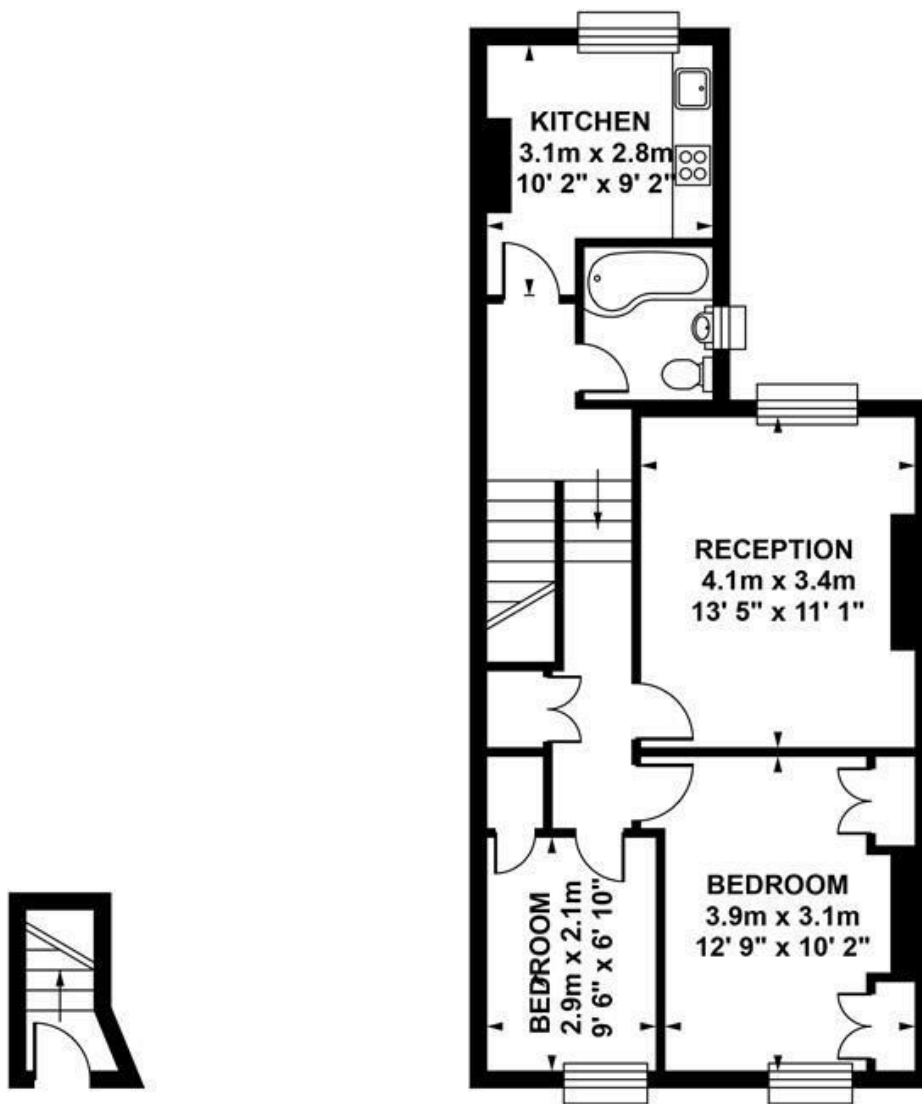
Tenure: Leasehold

Lease Length: 103 years

Council Tax Band: B

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GROUND FLOOR

Approximate. internal area :
1.82 sqm / 20 sq ft

FIRST FLOOR

Approximate. internal area :
55.81 sqm / 601 sq ft

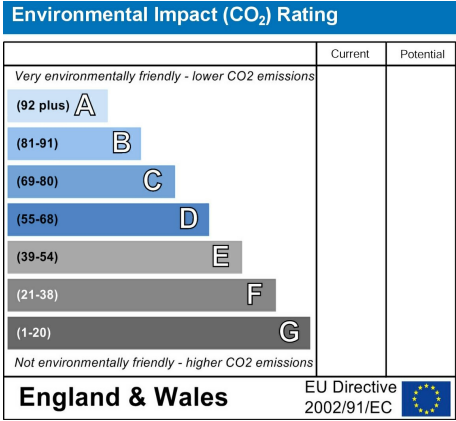
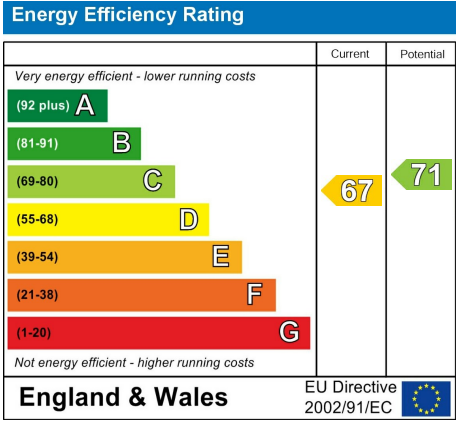
TOTAL APPROX FLOOR AREA

Approximate. internal area : 57.63 sqm / 621 sq ft

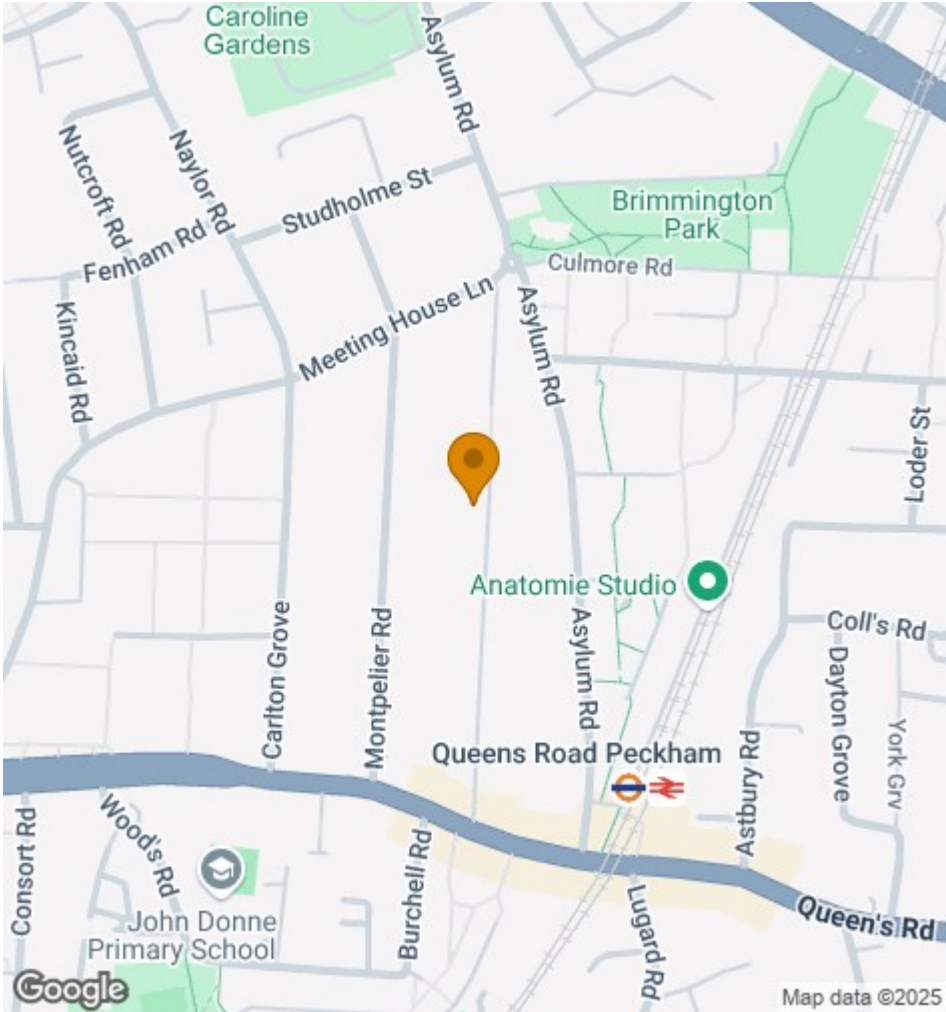
Measurements for guidance only / Not to scale

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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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