

CARLTON GROVE, PECKHAM, SE15
LEASEHOLD
GUIDE PRICE £475,000 - £500,000



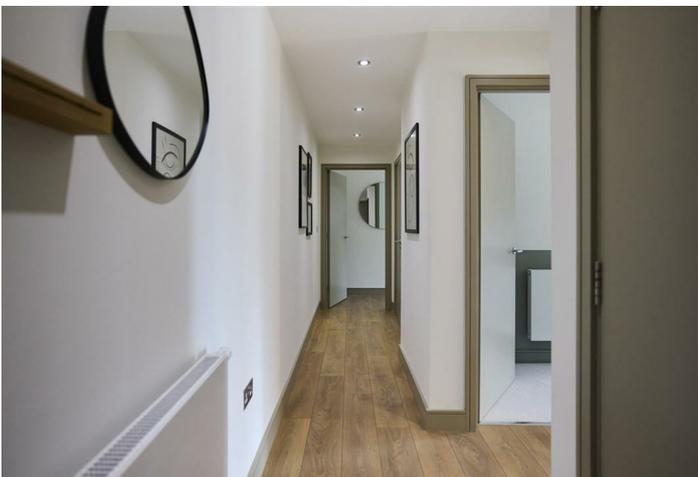
SPEC

Bedrooms : 3
Receptions : 1
Bathrooms : 1

Lease Length: 115 years remaining
Service Charge: £2623 per annum
Ground Rent: £350 per annum

FEATURES

Spacious Layout
Wrap-Around Balcony
Large Open Plan Living Area
Contemporary Styling
Leasehold



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GUIDE PRICE £475,000 To £500,000.

Stylish Three Bedder With Balcony and Sun-Room Close to Queens Road Station - CHAIN FREE.

This bright, contemporary, spacious flat sits pretty on the third floor of a conveniently located modern block within an effortless stroll of both the amenities Queens Road and Peckham. Everything a Londoner could possibly need is right at your fingertips. The accommodation consists of a large living space with swanky integrated kitchen and access to a fab wrap-around sunroom, three lovely bedrooms (master with balcony), bathroom and handy storage point. Transport is unbeatably convenient with Queens Road just a three minute stroll for regular swift services to London Bridge taking only 8 minutes! You can be strolling along the Thames door to door in less than 15 minutes.

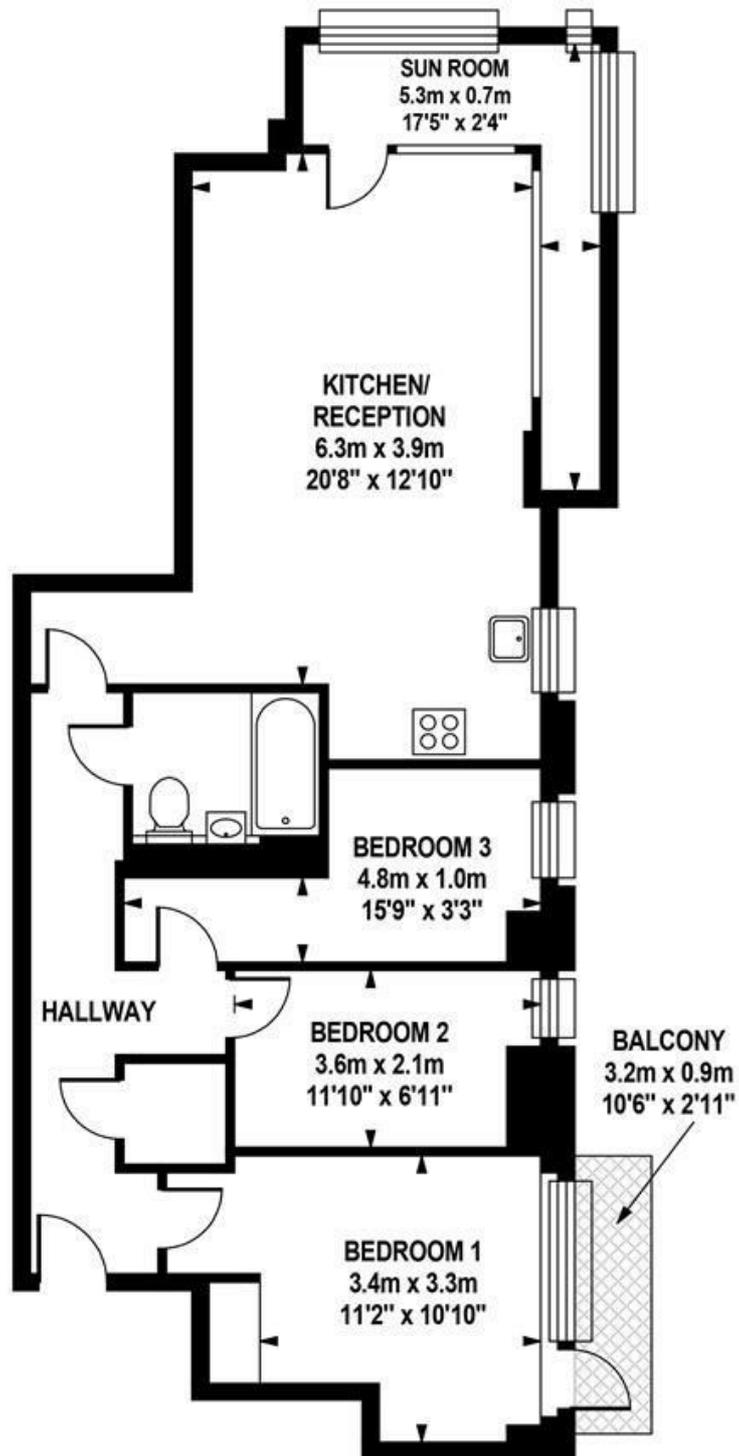
The building enjoys a stylish exterior and offers secure access with telephone entry system. Stairs or lift whisk you upward. Your hall has crisp neutral decor and a handy deep recessed storage cupboard. There are three bright, well appointed bedrooms sitting to the right - with the master enjoying access to a balcony. The impressively proportioned living area sits at the end of the hall and includes a fancy contemporary kitchen. There are lovely worktops and an integrated dishwasher, washing machine and fridge/freezer for good measure. Access is offered from here to the fantastic sunroom. It's a fine spot for some summer evening vino. The bathroom is accessed off the hall and has a crisp modern suite.

In addition to London Bridge services, Queens Road also benefits from the London Overground Line with services to Clapham, Canada Water (for the Jubilee Line), Shoreditch and Islington. This is a seriously well connected location, as well as Queen's Road station there are also good bus links into town from the end of the road - the 436 will take you all the way to Paddington and once in Peckham you have the option of the ubiquitous number 12. Peckham Rye and Telegraph Hill parks are both 15 minutes walk. 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. 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.

Tenure: Leasehold

Lease Length: 115 years remaining

Council Tax Band: D



FIRST FLOOR

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 83.98sq m / 904 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	87	87
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ 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.

