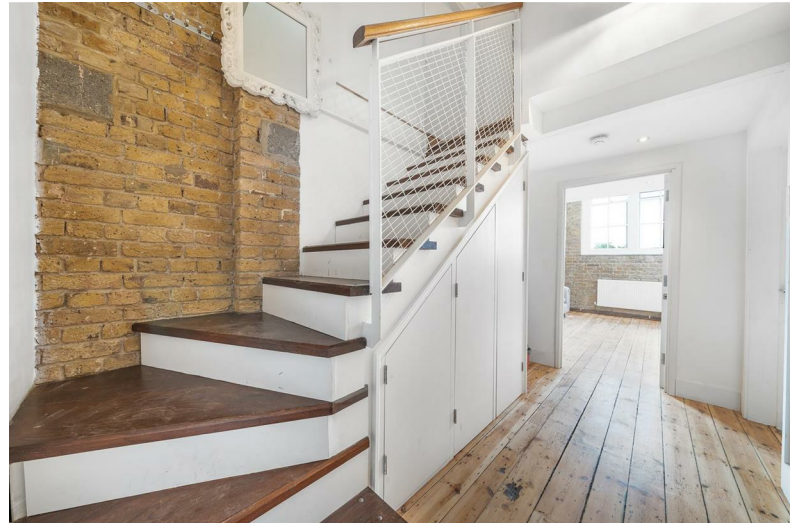




24 York Grove  
 , London, SE15 2NZ  
 £3,500 Per month



# 24 York Grove



## Description

This unique two bedroom, top-floor, south-facing, split-level apartment, situated in sought-after Peckham, is within a gated development.

Converted from a Victorian school, this gated development enjoys a vibrant community feel and is only a 3-minute walk down a tree-lined cul-de-sac to Queens Road Overground Station.

The current owners have significantly improved the layout of this home, increasing ceiling heights, floor area, and redesigning and extending the original two mezzanine bedroom layout into three unique spaces. The apartment also comes with two allocated parking spaces.

On entering the spacious entrance hall, you immediately appreciate the double-height ceilings, exposed brickwork, industrial steelwork, and original restored wooden floors. Three doors lead away to the lounge, to a flexible space, where the second reception resides, and to a bathroom, complete with bath and integrated shower. A staircase also leads up to two additional bedrooms.

Moving into the lounge, one is greeted by an abundance of natural light from the two oversized hardwood double-glazed sash windows, which also provide a view out over the rear gardens of York Grove, creating an almost park-like experience.

- Available immediately on a part furnished basis
- Two reception rooms
- Top floor apartment with extra high ceilings
- Hardwood double-glazed sash windows
- Open plan living
- Two bedroom 1000+sqft duplex apartment
- Stunning gated development
- Two allocated parking spaces
- Original restored wood floors
- Excellent transport links







### York Grove, SE15

Approximate Area = 1067 sq ft / 99.1 sq m (excludes void areas)  
For identification only - Not to scale

**FOURTH FLOOR**

Void

Bedroom 2  
17'11" (5.46) max  
x 7'10" (2.39) max

Bedroom 3  
9'5" (2.95)  
x 9'1" (2.77)

Down

Void

**THIRD FLOOR**

Kitchen /  
Reception Room  
22'5" (6.83) max  
x 18'1" (5.51) max

Bedroom 1  
18'1" (5.51)  
x 8'6" (2.59)

Hallway  
12' (3.66)  
x 7'3" (2.21)

Up

**MEZZANINE LEVEL**

Void

Mezzanine  
8'6" (2.59)  
x 8'5" (2.57)

Down

Up

**RICS** Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2023. Produced for Aston Gray. REF: 1020477

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

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