



Carlton Grove, SE15 | £400,000

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# In General

- 635 sqft
- One double bedroom
- Immaculately presented
- CHAIN FREE
- Outdoor space
- Easy access to fantastic transport links

# In Detail

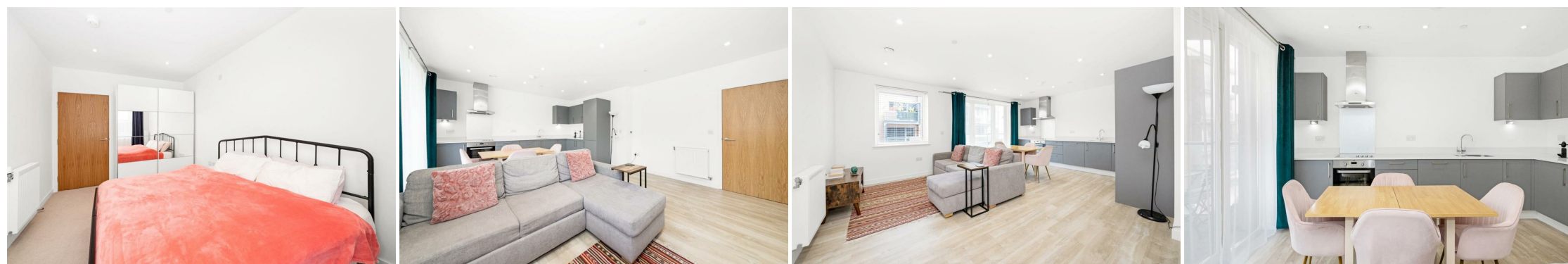
Introducing this generously sized one-bedroom apartment, conveniently situated on Carlton Grove in the bustling neighbourhood of Peckham, offering easy access to fantastic transport links.

Spanning across a generous 635 sq ft, this spacious apartment is immaculately presented and maintained throughout. The open-plan reception and kitchen area boast modern fixtures and fittings, flooded with natural light, and leads out to an east-facing balcony. The property also features a generously sized double bedroom and a well-proportioned bathroom with modern specifications, along with ample storage.

Ideally located for Queens Road station (0.2 miles), residents enjoy seamless access to regular Overground and National Rail services, connecting to London Bridge (17 mins), Clapham Junction (22 mins), and Shoreditch High Street (18 mins). Additionally, the vibrant bars, cafes, and eateries of Peckham and New Cross are within easy reach.

Offered chain free, viewings are highly recommended.

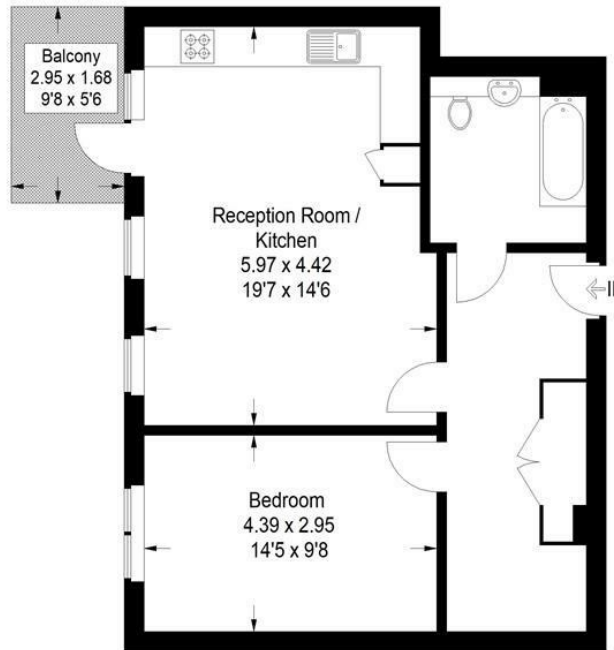
EPC: B | Council Tax Band: C | Lease: 120 years remaining | SC: £186.68 | GR: £732.21 | BI: TBC



# Floorplan

## Beasley House, SE15

Approximate Gross Internal Area  
59.0 sq m / 635 sq ft



### Second Floor

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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) A                                 |  |                         |           |
| 81-101) B                                   |  | 84                      | 84        |
| 69-80) C                                    |  |                         |           |
| 55-68) D                                    |  |                         |           |
| 39-54) E                                    |  |                         |           |
| 21-38) F                                    |  |                         |           |
| 1-20) G                                     |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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