



Gervase Street, SE15 | Guide Price £550,000

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# In General

- Two bedrooms
- School conversion
- Over 1,080sqf
- Chain free
- Two secured and gated parking space
- Fantastic location

# In Detail

\*\*\* Guide price £550,000 - £575,000 \*\*\*

Set within the secure gated grounds of Grenier Apartments, a beautifully converted former school, this striking two bedroom split level apartment blends historic character with contemporary design.

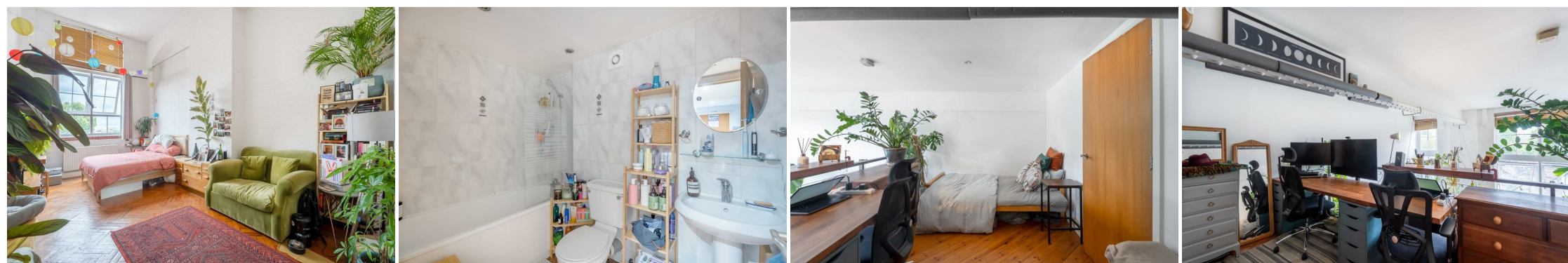
Spanning over 1,080 sq ft, the property is wonderfully bright and spacious, featuring high ceilings, original windows and beautiful herringbone wooden flooring. The 25ft open plan kitchen/reception is the heart of the property, flooded with natural light and offering plenty of room for entertaining. The apartment also boasts two generous bedrooms, a modern family bathroom, as well as cleverly designed mezzanine levels offering versatile space for a study, bedroom or additional living zone.

Further benefits include two allocated parking spaces within the gated development, ample storage, and offered chain free.

Superbly located, Queens Road Peckham Station is just minutes away, providing swift access into London Bridge and Canary Wharf, with numerous bus routes also close at hand. The surrounding area is home to an ever growing selection of independent shops, wine bars and eateries, making this a vibrant and convenient neighbourhood.

This is a rare opportunity to secure a truly unique home in a sought after location.

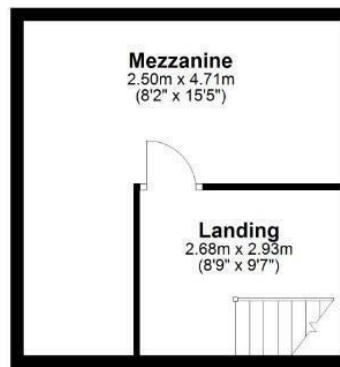
EPC: C | Council Tax Band: D | Lease: 101 years remaining | SC: £3,170.49 pa | GR: £150 pa | BI: TBC



# Floorplan



**Mezzanine**  
Approx. 24.5 sq. metres (263.8 sq. feet)



Total area: approx. 91.8 sq. metres (987.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) <b>A</b>			
(81-101) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		79	83
England & Wales			

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