



Peckham Grove, SE15 | £445,000

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## In General

- Two double bedrooms
- One bathroom
- Chain free
- Balcony
- Gated allocated parking
- Warehouse conversion

## In Detail

Set on the second floor of a striking warehouse conversion, this impressive two bedroom flat offers bright and characterful living in the heart of south east London. Positioned on a quiet, tree-lined street between Peckham and Camberwell, the property boasts high ceilings, exposed brickwork, and beautiful wooden floors throughout.

The open plan kitchen/living area is bathed in natural light from large south west facing windows and opens directly onto a private balcony. Both bedrooms are generous doubles, complemented by a sleek, contemporary family bathroom. A secure gated parking space is included – a rare find in such a central location.

Peckham Grove is ideally located just a stone's throw from Burgess Park and within walking distance to an excellent mix of cafés, shops and eateries in both Camberwell and Peckham. Local bus routes run frequently along Southampton Way, offering quick links north to Elephant & Castle and London Bridge, or south towards New Cross and Brixton. Nearby Peckham Rye and Denmark Hill stations provide swift Overground and national rail services across the city.

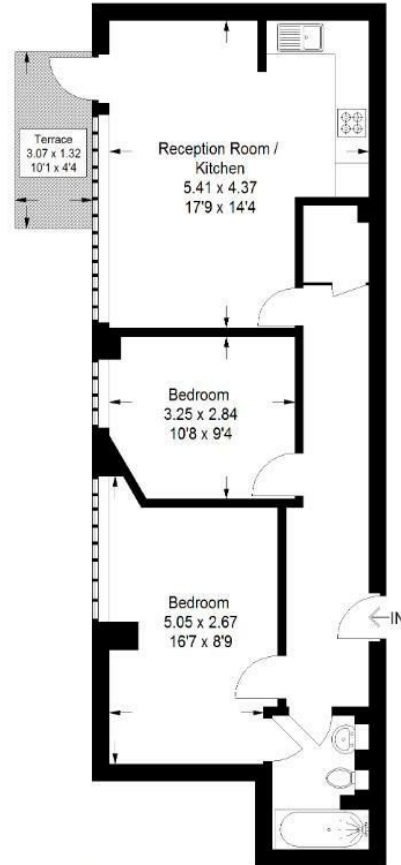
EPC: D | Council Tax Band: C | Lease: 960 years remaining | SC: £2,006.06 | GR: £250 pa | BI: £732.48



# Floorplan

## South City Court, SE15

Approximate Gross Internal Area  
62.3 sq m / 671 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
81-101) B			
69-80) C			
55-68) D		60	
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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