

**CARLTON GROVE, PECKHAM, SE15**  
**LEASEHOLD**  
**£550,000**





## SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length : 120 years remaining

Service Charge : £1600 per annum

Ground Rent : £350 per annum

## FEATURES

Two Private Balconies

Lovely Westerly Aspect

Shared Terrace

Moments from Numerous Amenities

Seconds From Queen's Road Station

Leasehold





# CARLTON GROVE SE15

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Terrific Third Floor Three Bedroom Pad With Two Balconies and Shared Terrace - CHAIN FREE.

This excellently located contemporary three bedder boasts a wonderfully bright and spacious interior. Sitting on the third floor of a conveniently located modern block, it leaves you within an effortless stroll of both the amenities of Queens Road and Peckham. Everything you need is right at your fingertips. Accommodation comprises a fantastic open plan living space, three gorgeous bedrooms, bathroom and two balconies. There's access to a pretty first floor shared garden too! All the main rooms have fantastic floor to ceiling windows for maximum brightness. 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!

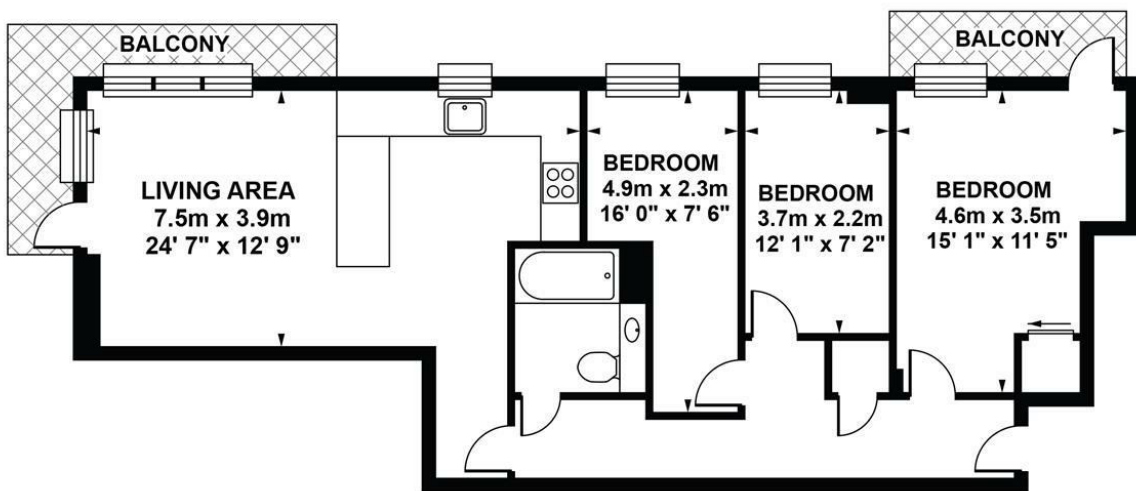
A secure telephone entry system leads inward where stairs or lift will whisk you to the third floor. The communal areas are modern and well maintained. Rich dark engineered wooden flooring and crisp white walls greet you in the generous inner hallway. There's oodles of hanging space for your works of art and a deep storage space for brollies and vino. The master bedroom is first on your right. It's a spacious, bright room with fab westerly views toward Peckham. A yummy 'Farrow and Ball' feature wall of 'Stiff-key' blue really sets off the space and there's a deep fitted wardrobe with sliding mirrored doors. A generous balcony, accessed through glass doors, offers the perfect spot for the morning croissant. All three bedrooms enjoy elegant full length shutters. The third room is set up as a fab work space.

Further along the hall you meet two further bedrooms. Both are carpeted and will comfortably fit a double bed. Next comes the bathroom which has a contemporary white suite, large mirrored wall and shower over the bath. The large living space will knock your socks off! Stretching lavishly with a fantastically bright west and south dual aspect, it's magically bright and airy. Granite counters run plentifully into a U shape with generous dicing and slicing space. Integrated appliances include a SMEG four ring electric hob and oven, dishwasher, washing machine, fridge and freezer. A further balcony wraps on both sides of the room - fabulous for lazy sunny days, veg growing, al fresco dining - even a winter garden!

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. You're within 100 metres of Beer Rebellion and the Coal Line Project. The Bussey Building offers any amount of cultural attractions - a really great spot!

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### THIRD FLOOR





Approximate. internal area : 78.59 sqm / 845 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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.



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