



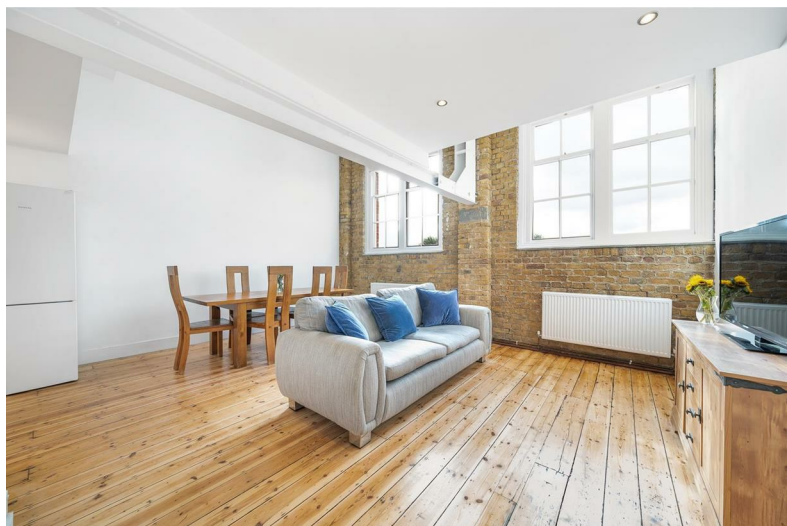
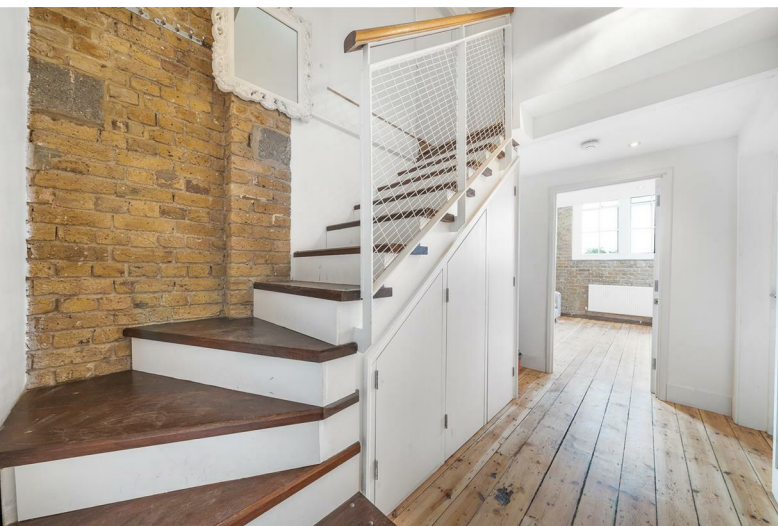
35 Assembly Apartments York Grove

, London, SE15 2NZ

£3,500 Per month



35 Assembly Apartments York Grove



Description

This unique three-bedroom, top-floor, south-facing, split-level apartment, situated in sought-after Peckham, is within a gated development, available immediately. Part furnished.

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 Queen's 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 third bedroom 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.

- Three bedroom 1000+sqft duplex apartment
- Stunning gated development
- Open Plan living
- Hardwood double-glazed sash windows
- Excellent transport links
- South facing
- Short walk to Queen's Road Train Station
- Top floor apartment with extra high ceilings
- Original restored wood floors
- Available immediately on a part furnished basis





York Grove, SE15

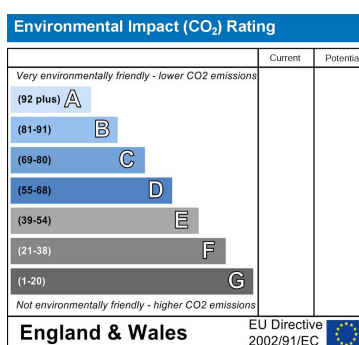
Approximate Area = 1067 sq ft / 99.1 sq m (excludes void areas)
For identification only - Not to scale

The floor plan consists of three levels:

- FOURTH FLOOR:** Features a large 'Void' area, 'Bedroom 2' (17'11" (5.46) max x 7'10" (2.39) max), 'Bedroom 3' (9'5" (2.95) x 9'1" (2.77)), and a staircase labeled 'Down'.
- THIRD FLOOR:** Features a '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)), a 'Hallway' (12' (3.66) x 7'3" (2.21)), and a staircase labeled 'Up'.
- MEZZANINE LEVEL:** Features a 'Void' area, a staircase labeled 'Down', and a 'Mezzanine' (8'6" (2.59) x 6'5" (2.57)).

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



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