

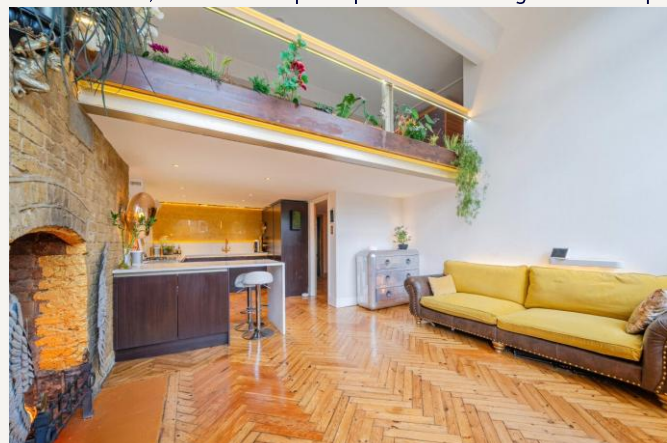


York Grove, SE15

OIEO £575,000 *Leasehold*

A truly exceptional two bedroom loft-style apartment, extending to approximately 1,146 sq. ft. and combining dramatic proportions, original architectural character and an outstanding level of modern specification within the sought-after Assembly Apartments on York Grove, SE15.

This remarkable home immediately impresses with its soaring ceilings, exposed brickwork, restored Victorian parquet flooring and striking mezzanine level, creating a wonderfully bright and airy sense of space throughout.



KEY FEATURES

2 1 1

- Approx. 1,146 sq. ft. loft-style apartment
- Two spacious double bedrooms
- Stunning open-plan living space
- Soaring ceilings, exposed brickwork and parquet flooring
- High-spec fitted kitchen with integrated appliances
- Luxury bathroom with bath, walk-in shower, underfloor heating and built-in TV
- Smart-home technology, electric curtains, infrared sauna
- Chain free with home office/storage and secure bike storage
- Secure, allocated car park space within the gated development

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At the heart of the apartment is a spectacular open-plan kitchen/reception room, where large windows, a feature fireplace and impressive ceiling heights combine to create an extraordinary setting for both everyday living and entertaining.

The fully renovated kitchen has been finished to an excellent standard, featuring sleek cabinetry, quartz work surfaces, a breakfast/dining bar and a comprehensive range of integrated appliances including Bosch dual ovens, dishwasher and washer dryer, alongside a NEFF fridge/freezer and Franke Omni 4-in-1 boiling and filtered water tap.

The accommodation provides two spacious double bedrooms, including an impressive mezzanine bedroom overlooking the main living space, adding to the property's distinctive loft-style character. The principal bedroom continues the industrial aesthetic with exposed brickwork and beautiful parquet flooring, while concealed fitted storage adds practicality without compromising the clean finish.

The luxurious bathroom is another standout feature, generously proportioned and beautifully finished with a freestanding two-person bath, separate walk-in shower, underfloor heating and contemporary fittings, creating a genuine spa-like retreat.

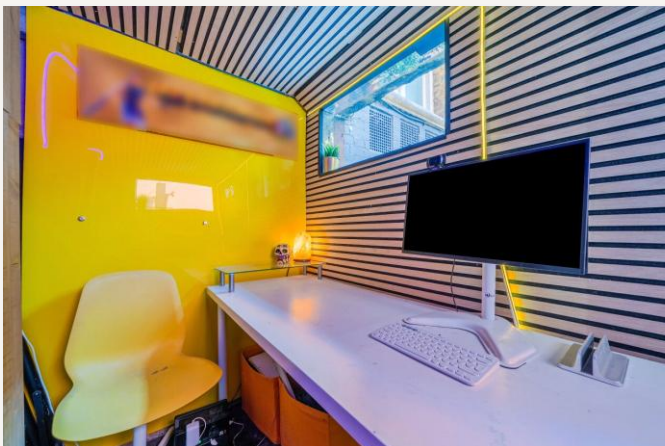
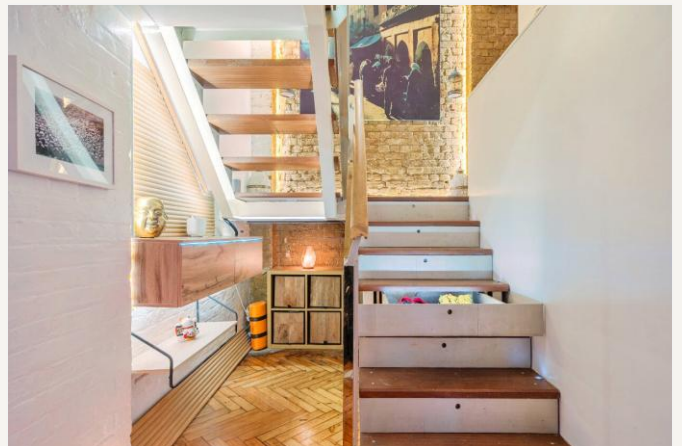
The apartment has also been extensively upgraded with smart-home technology throughout, including zoned heating, smart lighting, Sonos audio, electronic door access and integrated home-cinema functionality. The mezzanine level further benefits from its own entertainment area and an infrared sauna, an exceptionally rare addition to a London apartment.

A separate home office/storage room provides valuable additional space and is accessed independently within the development, while further benefits include extensive internal storage, secure bicycle storage, high-speed fibre broadband and a position within a gated development at the end of a quiet no-through road.

Offered to the market chain free, this is a truly individual home combining warehouse-style character, cutting-edge technology and exceptional proportions in one of South East London's most distinctive residential settings.

Early viewing strongly recommended!

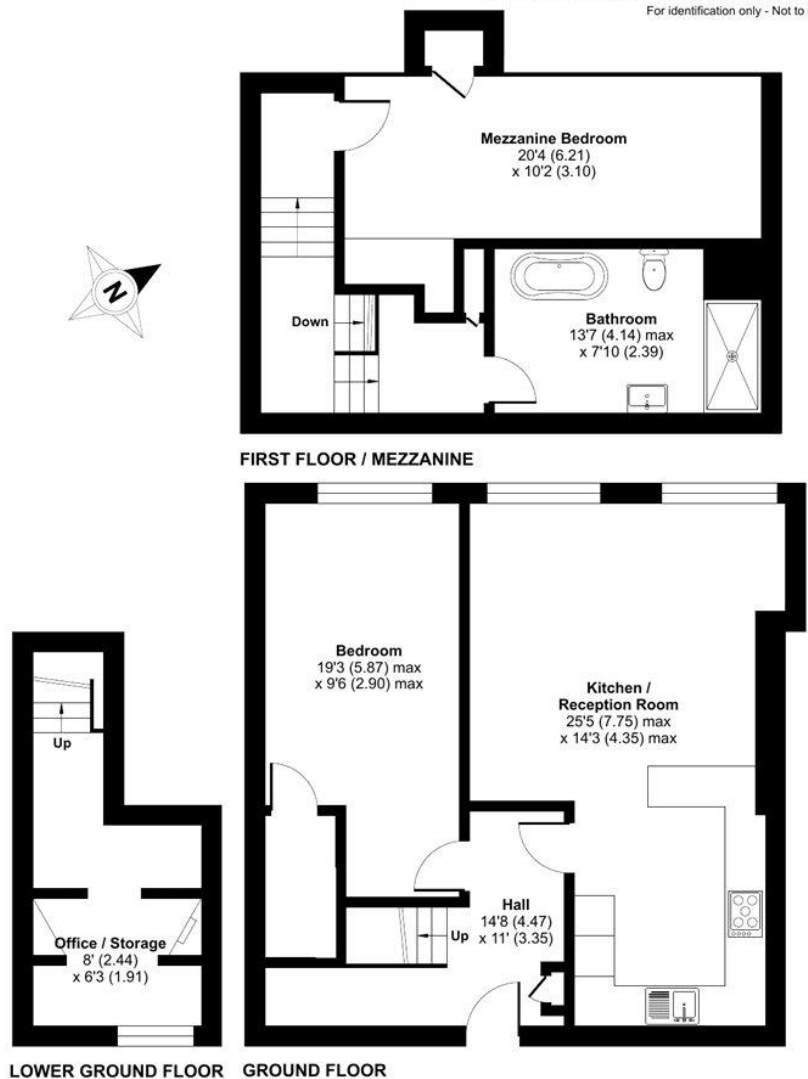




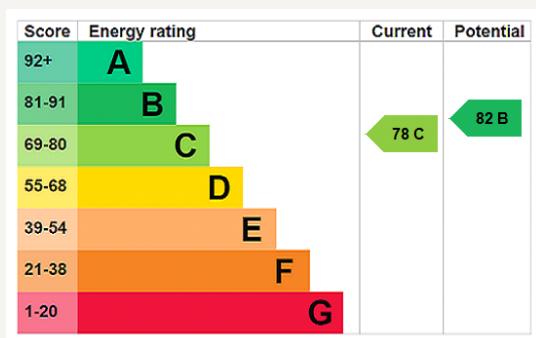
York Grove, London, SE15

Approximate Area = 1146 sq ft / 106.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nêchecom 2025. Produced for Winkworth Forest Hill and New Cross. REF: 1510581



MATERIAL INFO

Tenure: Leasehold
Term: 97 year and 7 months
Service Charge: £2800 per annum
Ground Rent: £150 Annually
Council Tax Band: D
EPC rating: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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