

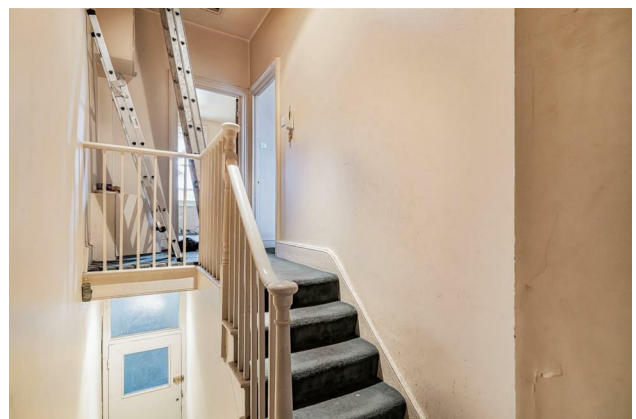
# HUNTERS®

HERE TO GET *you* THERE

**Avondale Rise, London, SE15 4AL**

**Guide Price £450,000 to £500,000**

**Property Images**



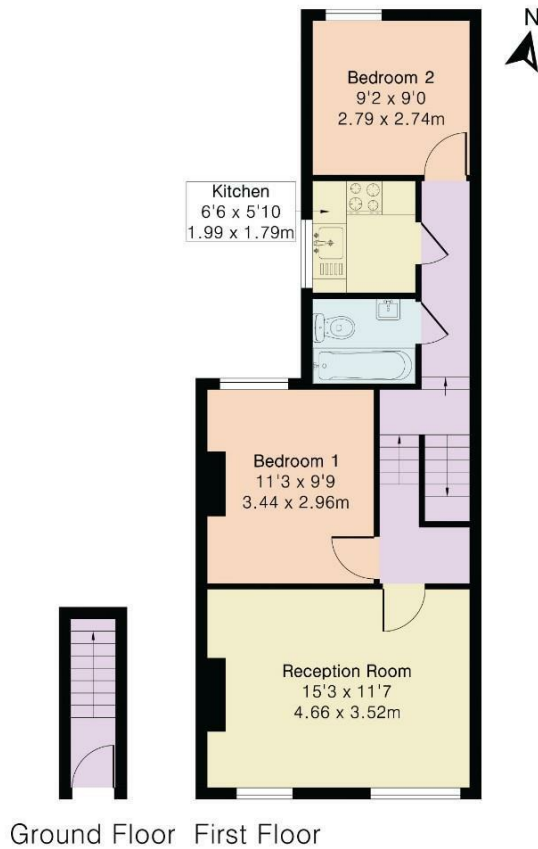
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## Property Images



Approximate Gross Internal Area 551 sq ft - 51 sq m



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold



Tenure: Leasehold

Guide Price £450,000 to £500,000

Set on the first-floor of this Period Conversion is this two-bedroom apartment on Avondale Rise in the heart of Peckham and very conveniently located close to Dulwich. The location offers a quiet residential road and the property internally spans around 550sqft. The property has its own front door, is in need of refurbishment and offer two double bedrooms, a living room and a family bathroom. The property is offered Leasehold. Within the demise of the property is also loft access offering the potential to extend subject to consents.

### Features

• CHAIN-FREE • GUIDE PRICE OF £450,000 TO £500,000 • LEASEHOLD • PERIOD CONVERSION • LOFT SPACE WITH POTENTIAL TO EXTEND CONSENTS • TWO DOUBLE BEDROOMS • LIVING ROOM WITH HIGH CEILINGS AND LARGE WINDOWS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

CHAIN-FREE

Council Tax band: C

EPC: TBC

Tenure: Leasehold

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### TRANSPORT

Peckham Rye is in proximity of the property and offers access to London Bridge, London Victoria and Clapham Junction.

The property is well located for East Dulwich and North Dulwich Train Station which both serve London Bridge and East Croydon.

There are a wide range of buses locally which allow access to Peckham Rye, Forest Hill and Denmark Hill

offering easy access to nearly any of London main station including Canary Wharf, London Victoria and London Blackfriars.

## PARKS AND GREEN SPACES

There is an abundance of Parks and Green Spaces to be enjoyed locally including:

Dulwich Park

Peckham Rye Park and Common

Crystal Palace Park

## LOCAL RESTAURANTS AND AMENITIES

Locally Peckham and Dulwich offers some of the most sought-after restaurants including:

Fika

Tigella

The Market Place Food Hall

Hausu

Bake with Monia

Rons Coffee House

The Malabar Feast

Lordship Lane comprises of a range of local independent boutique shops, independent smaller supermarkets/off-licenses and also a Sainsbury's, Morrisons and Tesco.

Local Schools Include:

The Belham Primary

St Johns and St Clements C of E

Bellenden Primary

The Villa School and Nursery

Grove Primary

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 49 years remaining (99 years from 1975)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.