



Adys Road, SE15 | Offers In Excess Of £1,300,000

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In General

- Five double bedrooms
- Two bathrooms
- Two separate reception rooms
- 20-ft kitchen-breakfast room
- Desirable location
- Exciting potential to extend (STPP)
- CHAIN FREE

In Detail

CHAIN FREE - Charming, spacious and beautifully-bright five bedroom mid-terrace house on this desirable road ideally located between East Dulwich and Peckham Rye.

Boasting over 1,680 Sq Ft of internal space - this current HMO property boasts plenty of potential to loft-extend and kitchen extend (subject to planning) and could become a fabulous long-term family home with some gentle modernisation.

Enjoying two separate reception rooms on the ground floor as well as gorgeous 20x12 ft bay-sided kitchen-breakfast room that leads out onto a mature 24-ft garden. Upstairs are five comfortable bedrooms including the 15x14 ft bay-fronted principal bedroom and a 13x11 loft bedroom with bundles of eaves storage - as well as the family bathroom.

Adys Road offers easy access to The City and West End from Peckham Rye station (0.5 miles) and East Dulwich station (0.5 miles) as well as bus/cycle routes through the neighbouring Herne Hill, Dulwich Village and Denmark Hill. There are excellent independent shops, bars, restaurants and coffee shops on Bellenden Road, Lordship Lane and North Cross Road along with a choice of beautiful parks and green spaces.

EPC : TBC | Council Tax : E

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Floorplan

Adys Road, SE15

Approximate Gross Internal Area
(Excluding Eaves)
156.7 sq m / 1687 sq ft



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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		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B		
69-80 C		
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	

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