



Kimberley Avenue, SE15  
£425,000

0208 702 9666  
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# In general

- 100m from Nunhead Station
- Two double bedrooms
- Two private South facing balconies
- Open plan kitchen-living room
- Modern bathroom suite
- Excellent location
- Sold without onward chain
- Over 720 sq. ft.

# In detail

A spacious two double-bedroom apartment for sale in the heart of Nunhead with two private south-facing balconies.

Spread across 729 sq. ft., this property situated on the top floor comprises two double bedrooms, beautiful bathroom suite and a spacious open plan kitchen/reception room with benefit of balconies in the living room and master bedroom.

The property offers easy access into Central London, The City and Canary Wharf with regular services from Nunhead station which is just round the corner (100m) as well as bus connections into the neighboring Peckham, East Dulwich and Brockley.

There is an abundance of green space and parks such as Peckham Rye and Nunhead Cemetery as well as two excellent community pubs nearby.

Viewings are highly recommended, call the Pedder Peckham Sales Team today on 020 8702 9666 to arrange your viewing today!

EPC: B | Council Tax Band: D | Lease: 114 Years Remaining | SC: £780 pa | GR £250 pa | BI: £283 pa



# Floorplan

## Ava House, SE15

Approximate Gross Internal Area  
67.7 sq m / 729 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81   B	81   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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