



Kimberley Avenue, SE15 | Guide Price £325,000

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In General

- One bedroom
- Private patio garden
- Chain free
- Split level

In Detail

**** Guide price £325,000 - £350,000 **** Welcome to this charming one bedroom split level maisonette, ideally located in the vibrant heart of Nunhead. Featuring its own entrance and a private patio garden, this property is offered chain free and ready for immediate move in.

Spanning over 700 sqft of internal space, this delightful home boasts a sizable kitchen on the ground floor and a spacious living room on the first floor, bathed in natural light. Additionally, the first floor comprises a double bedroom, a functional bathroom, and ample storage throughout, ensuring a comfortable and convenient living experience. Enjoy the added convenience of inclusive heating, hot water, and building insurance covered by the service charge.

The maisonettes excellent location is a standout feature, with Nunhead station just across the road, offering seamless connectivity to the city with direct trains to London Victoria and Blackfriars. The area is rich in green spaces and parks, such as Peckham Rye and Nunhead Cemetery, all within walking distance. Nearby. Nunhead village, offers a fantastic selection of independent bars, cafes, and bistros as well as two excellent community pubs nearby.

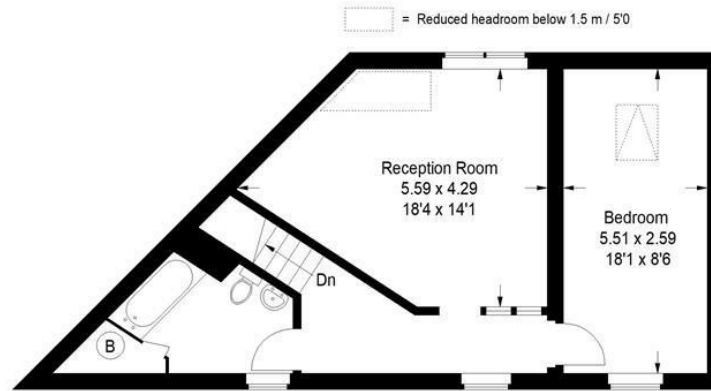
EPC: D | Council Tax Band: B | Lease: 104 years remaining | SC: £2,993 pa | GR: £10 pa | BI: Incl. in SC



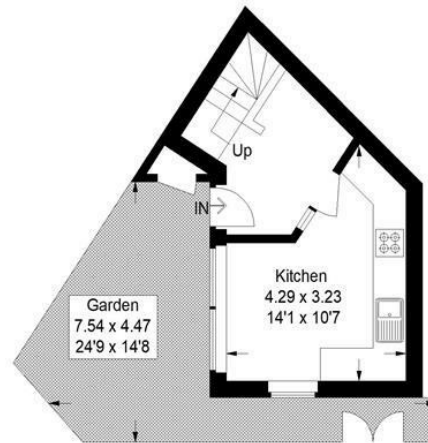
Floorplan

Kimberley Avenue, SE15

Approximate Gross Internal Area
67.3 sq m / 724 sq ft



First Floor



Ground Floor

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
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	