# **Dexters**



## Athenlay Road, SE15 £575,000

An incredibly spacious and naturally light three double bedroom maisonette with a floor area over 1000 Sq. Ft and a superb private garden.

Athenlay Road is a sought after residential street Ideally located close to Nunhead station for Zone 2 trains to Blackfriars, City Thameslink, Farringdon, St Pancras and Victoria. Peckham Rye station is one stop away for London Bridge services and Overground links. Peckham Rye and Nunhead Cemetery are a few minutes walk away with Ivydale primary also on your doorstep.

#### Features

Split-Level Maisonette Three Bedrooms Private Garden Eat-In Kitchen Extended Lease Private Entrance



### Athenlay Road, SE15

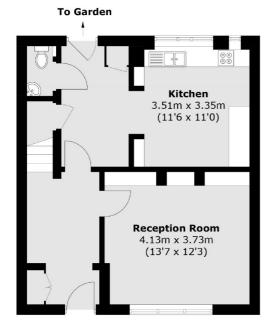
Arranged over two floors the entertaining space comprises separate open-plan kitchen/ breakfast room with a useful downstairs WC, this together with a separate large front reception room creates a great ground floor.

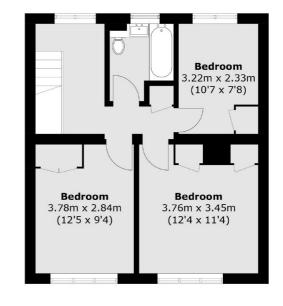
The first floor has three good-size bedrooms all with fitted wardrobes and served by a large family bathroom/wc.

Outside, the garden features a paved patio leading to a lawn with flowerbeds and mature shrub borders. It also offers separate street access.



### Athenlay Road, London, SE15





**Ground Floor** 

**First Floor** 

Total area (approx.): 95.4 sq. m (1,026.8 sq. ft)



Peckham Rye 2 Barry Parade Barry Road London Sales 020 8742 4146 Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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