



## Athenlay Road, SE15

### £500,000

This charming and beautifully presented two bedroom ground floor maisonette with stunning garden which benefits from a brand new lease. This home is ideal for first time buyers, downsizers, or investors alike.

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

- Ground Floor Maisonette
- Amazing Garden
- Two Bedrooms
- Own Front Door
- New Lease
- Excellent Location



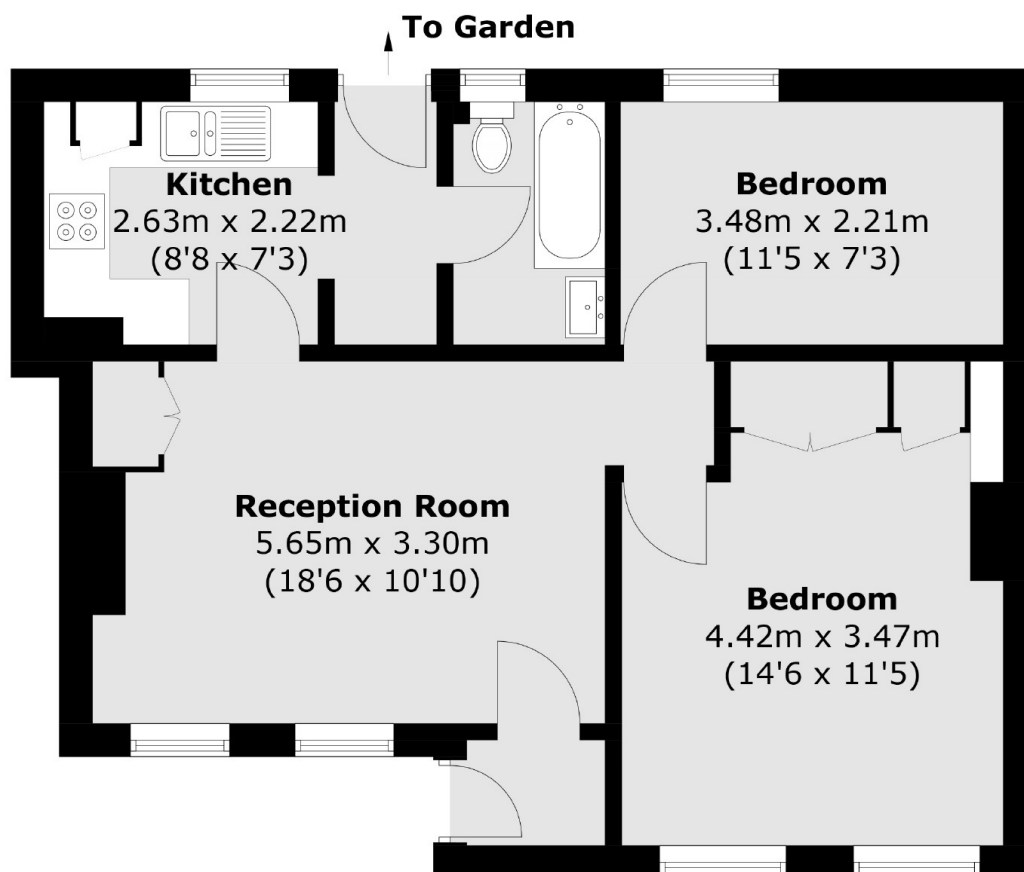
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Set behind a welcoming front garden, the property boasts its own private entrance, leading directly into a bright and inviting reception room. With elegant parquet flooring and ample space for both relaxing and dining. The modern, fully fitted kitchen is separate from the reception room and designed for practicality with contemporary appliances and generous storage. The principal bedroom is spacious and features built-in wardrobes, while the second bedroom enjoys peaceful garden views, making it ideal as a guest room, nursery, or home office. A stylish, fully equipped modern bathroom completes the internal accommodation. The standout feature of this home is the spectacular private rear garden an expansive and beautifully landscaped outdoor retreat that truly must be seen to be appreciated. This exceptional garden offers multiple zones for enjoying the outdoors and is a true rarity in the area.





# Athenlay Road, London, SE15



Total area (approx.): 53.5 sq. m (575.9 sq. ft)