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Avondale Rise, London, SE15 4AL

Guide Price £450,000 to £500,000

Property Images

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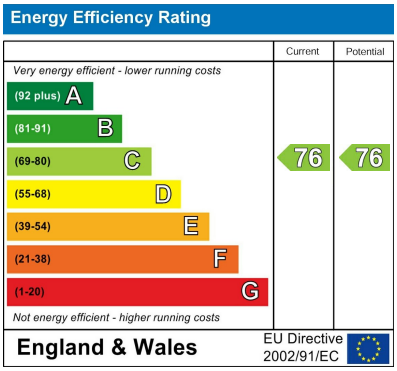
Approximate Gross Internal Area 551 sq ft - 51 sq m

Ground Floor First Floor

EPC



Map

Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Set on the first-floor of this Period Conversion is this two-bedroom apartment on Avondale Rise in the heart of Peckham and very conveniently located close to Dulwich. The location offers a quiet residential road and the property internally spans around 550sqft. The property has its own front door, is in need of refurbishment and offer two double bedrooms, a living room and a family bathroom. Within the demise of the property is also loft access offering the potential to extend subject to consents.

Features

- Immediate ‘exchange of contracts’ available • Being sold via ‘Secure Sale’ • Starting Bid £250,000 • LEASEHOLD • PERIOD CONVERSION • LOFT SPACE WITH POTENTIAL TO EXTEND CONSENTS • TWO DOUBLE BEDROOMS • LIVING ROOM WITH HIGH CEILINGS AND LARGE WINDOWS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links, Parks and Green Spaces

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ASKING PRICE £250,000

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TRANSPORT

Peckham Rye is in proximity of the property and offers access to London Bridge, London Victoria and Clapham Junction.

The property is well located for East Dulwich and North Dulwich Train Station which both serve London Bridge and East Croydon.

The are a wide range of buses locally which allow access to Peckham Rye, Forest Hill and Denmark Hill offering easy access to nearly any of London main station including Canary Wharf, London Victoria and London Blackfriars.

PARKS AND GREEN SPACES

There is an abundance of Parks and Green Spaces to be enjoyed locally including:
Dulwich Park
Peckham Rye Park and Common
Crystal Palace Park

LOCAL RESTAURANTS AND AMENITES
Locally Peckham and Dulwich offers some of the most sought-after restaurants including:
Fika
Tigella

The Market Place Food Hall
Hausu
Bake with Monia
Rons Coffee House
The Malabar Feast
Lordship Lane comprises of a range of local independent boutique shops, independent smaller supermarkets/off-licenses and also a Sainsbury's, Morrisons and Tesco.

Local Schools Include:

The Belham Primary
St Johns and St Clements C of E
Bellenden Primary
The Villa School and Nursery
Grove Primary

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 49 years remaining (99 years from 1975)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.