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HERE TO GET *you* THERE

Kelly Avenue, London, SE15 5LD

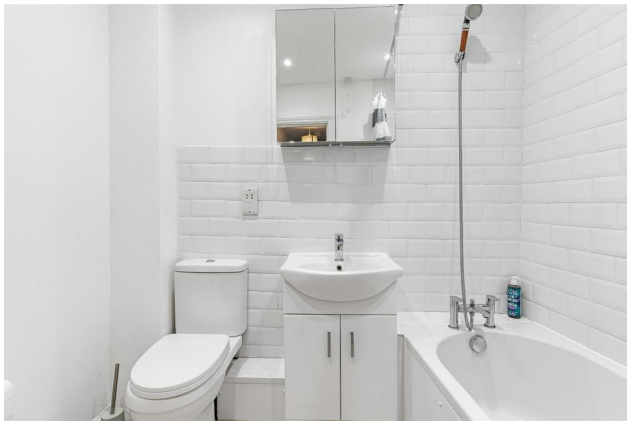
Asking Price £300,000

Property Images



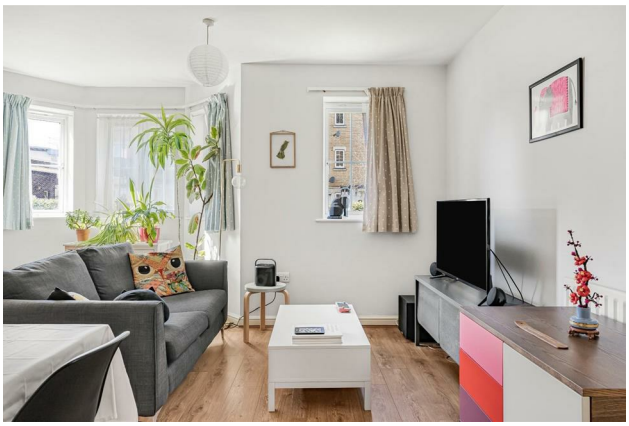


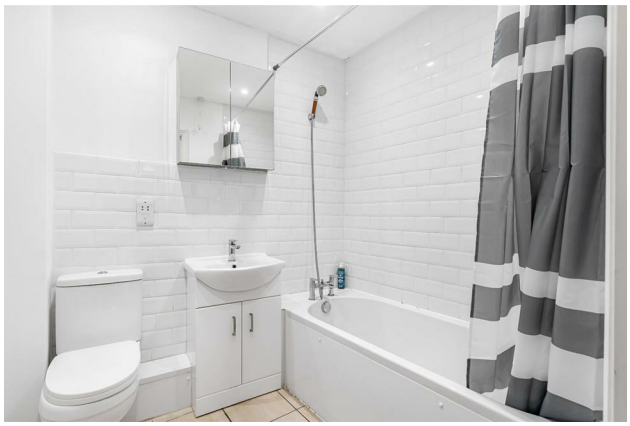












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Property Images











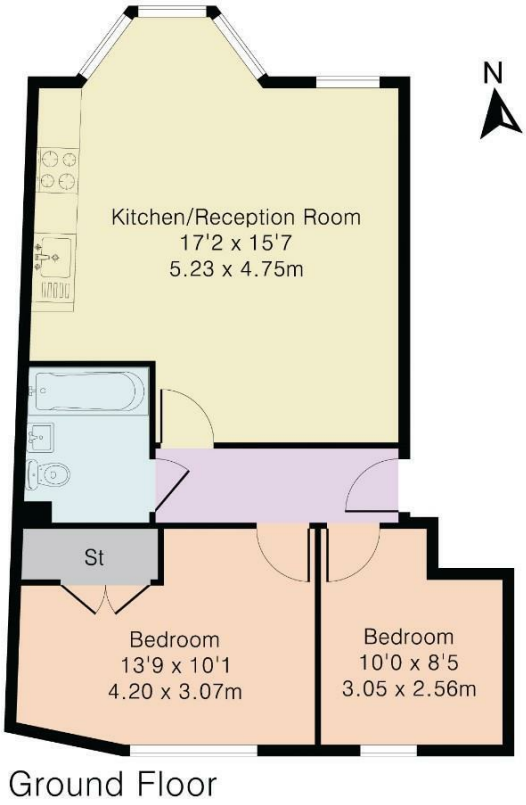




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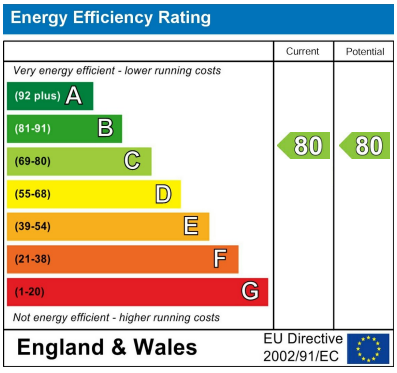
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Approximate Gross Internal Area 579 sq ft - 54 sq m



Ground Floor

EPC



Map



Details

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

Guide Price £300,000 to £325,000

Set on the ground-floor of this popular residential block and in proximity of Peckham Rye station and bustling Rye Lane is this 2-bed apartment. Offered in good condition, spanning approximately 579 sq ft with two double bedrooms, a larger than average open plan living room/kitchen and a spacious bathroom, this property would be perfect for a family, a couple or a first time buyer.

Within walking distance of both Rye Lane and the heart of Camberwell, Kelly Avenue is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as galleries, extensive parks and open green spaces.

Features

• Guide Price £300,000 to £325,000 • Two Bedrooms • Open-Plan Living Kitchen/Living Room • Family Bathroom • Aprroximately 580sfqt • Wooden Flooring • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport • In Proximity of Schools • In Proximity of Parks and Green and Spaces

EPC TBC

COUNCIL TAX BAND B

LEASEHOLD

Guide Price £300,000 to £325,000

CHAIN-FREE

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Nearby Peckham Rye station offers train services into London Victoria and London Bridge and London Overground services via the Windrush line.

The property is offered in immaculate condition and early viewing is advised.

Schools:

There are 3 schools that are in proximity:

Angel Oak Academy.
Michael Faraday
Brunswick Park

Transport:

Peckham Rye
Denmark Hill
Queens Road Peckham

There are also multiple buses serving surrounding areas and also the City of London

Recreation and Amenities:

Burgess Park offers lots of open green spaces and a lake for walks and family days out

There are also a plethora of Boutique Coffee Shops, Restaurants, Bars and Galleries to be enjoyed locally.

Verified Material Information

Council tax band: B

Council tax annual charge: £1394.54 a year (£116.21 a month)

Tenure: Leasehold

Lease length: 102 years remaining (125 years from 2002)

Ground rent: £250 pa

Service charge: £1145 pa

Lease restrictions: Restriction on under letting a part of the flat, although the whole of the flat can be underlet with written consent. Flat should be occupied by one family.

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great

Parking: Gated and 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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C