

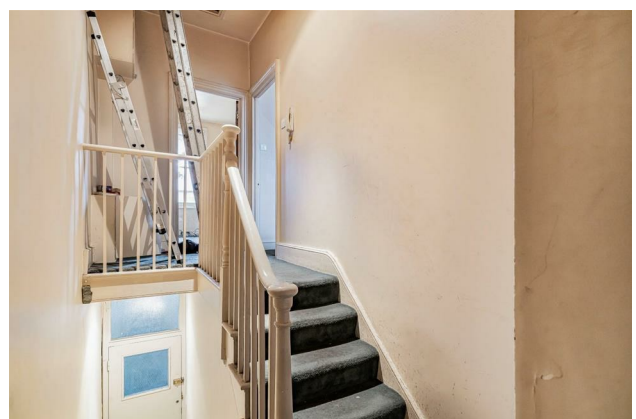
HUNTERS®

HERE TO GET *you* THERE

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

| Energy Efficiency Rating | | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 76 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Map



Details

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

Tenure: SHARE OF FREEHOLD UPON COMPLETION

Guide Price £450,000 to £500,000

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. The property is offered Share of Freehold Upon Completion. Within the demise of the property is also loft access offering the potential to extend subject to consents.

Features

- CHAIN-FREE • GUIDE PRICE OF £450,000 TO £500,000 • SHARE OF FREEHOLD UPON COMPLETION • 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 • In Proximity of Parks and Green Spaces

CHAIN-FREE

Council Tax band: C

EPC: TBC

Tenure: SHARE OF FREEHOLD UPON COMPLETION

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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.

There 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 AMENITIES

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

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.