

KELLY AVENUE, PECKHAM, SE15
FREEHOLD
OFFERS IN EXCESS OF £850,000



SPEC

Bedrooms : 3
Receptions : 3
Bathrooms : 2

FEATURES

Four Bright Tasteful Floors
Large Terrace
Impressive Living Space
Garage
Freehold



KELLY AVENUE SE15
FREEHOLD



KELLY AVENUE SE15
FREEHOLD



KELLY AVENUE SE15
FREEHOLD



KELLY AVENUE SE15
FREEHOLD



Huge Three Bedroom Home Over Four Floors With Garage and Terrace - CHAIN FREE.

You won't believe how much space is offered in this fantastic three bedroom Peckham home! Spread generously over four bright, well arranged floors, the property supplies a uniquely spacious living and dining areas. The accommodation comprises a huge kitchen/diner, equally impressive double reception, study, sunroom/conservatory, three double bedrooms (master ensuite), bathroom, utility and wc. There's a large and lofty first floor terrace for sun-bathing and even a garage for the vintage motor. A handy rear access point allows for maximum versatility. Situated on a quiet 'no-through' road, the property further benefits from peaceful vibes and very little traffic. The best of this lush locale is right at your fingertips - everything you could need is within a stroll. Shops, cafes, pubs and transport all abound. You can even have a morning swim and gym session just a minute's stroll from your front door. Rye Lane offers a multitude of shopping and leisure facilities and nearby Bellenden Road enjoys an unmistakably villagey vibe. There are fast and frequent services to central London Bridge and Blackfriars from Peckham Rye station (about 10-minute walk away). The fab London Overground line leaves from here also and will have you slinking down Shoreditch High Street in a mere 20 mins! Clapham High Street, Islington and Clapham Junction are also easy. Alternatively, you can grab a bus within seconds of your house which will whisk you to Elephant and Castle, London Bridge, Waterloo the West End or the City.

A handsome exterior sits well in its surroundings behind mature greenery and next to similarly well maintained properties. An entrance lobby supplies space for coats and brollies and a handy guest wc with front aspect frosted casement window. Fancy ivy green tiling above the loo and wash hand basin make for a smart look.

Next you meet the vast kitchen/diner with contemporary cabinets and counters fronting the street. Appliances include a NEFF double oven, five ring gas hob and integrated dishwasher. There's a pull-out larder and bin storage and extra wide soft-close cutlery and pan storage. The space incorporates a huge dining area with space left for lounging. Twin French doors open to a further reception space which steals light from the upper floor. Adjoining this is a utility room and access to the garage. A direct rear access point also opens to the spiral staircase which leads upward to the terrace.

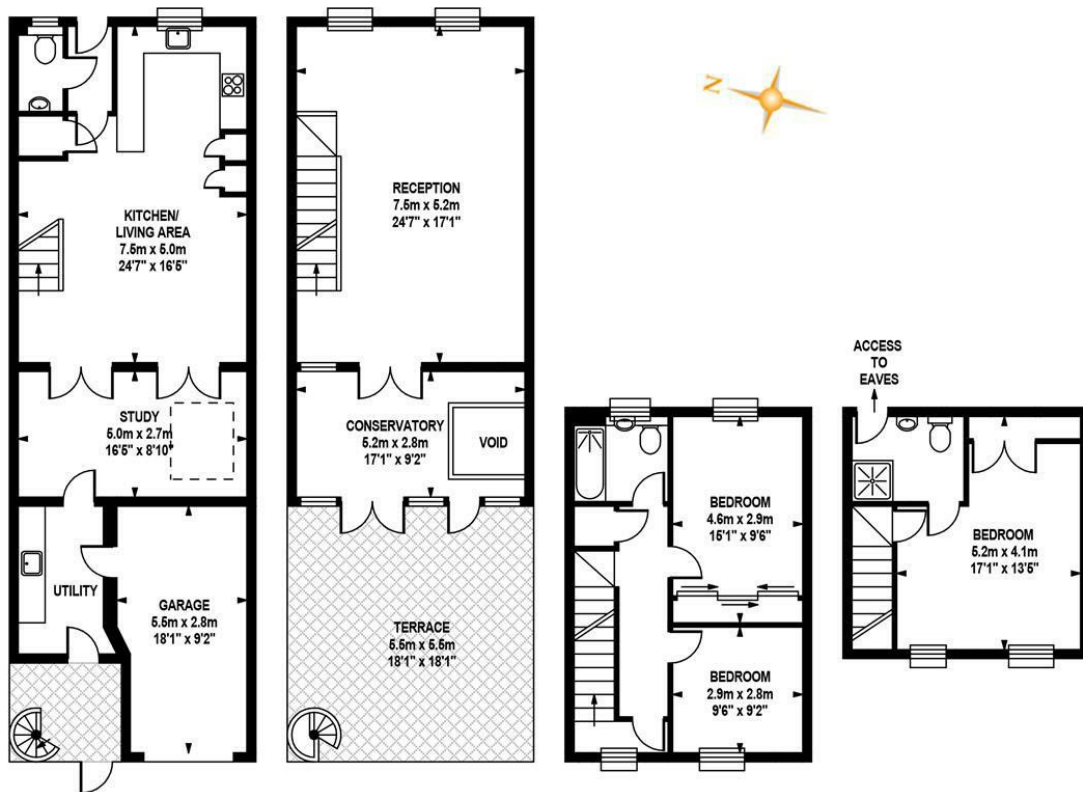
The first floor boasts a vast open plan dual aspect living room with tonnes of lounging and entertaining space. A large sun-room adjoins with mezzanine views downward and access to the fab terrace which grabs plenty of sun. The second landing is wide and bright and recessed storage. There's a pleasant double bedroom fronting the street with mirrored wardrobes. A second double faces rear. A well equipped modern bathroom completes this floor. Upward once more to the third floor you find a spacious, airy and bright master bedroom with two sets of casement windows and notably high ceilings. There's a wide recessed storage cupboard and an adjoining ensuite shower room with an as-new white suite, heated towel rail, walk-in shower and eaves storage.

A Sunday 'Farmers Market' and monthly 'French Market' are held next to the Pulse leisure centre - it's a great spot for local produce and nice to know you're reducing your carbon footprint to baby steps. Peckham's art scene is thriving. The South London Gallery is 10 minutes walk and the local Camberwell College of Arts ensures a flood of creative types.

Tenure: Freehold

Council Tax Band: E

KELLY AVENUE SE15
FREEHOLD



GROUND FLOOR

Approximate Internal Area :-
77.10 sq m / 830 sq ft

FIRST FLOOR

Approximate Internal Area :-
53.51 sq m / 576 sq ft

SECOND FLOOR

Approximate Internal Area :-
38.27 sq m / 412 sq ft


THIRD FLOOR

Approximate Internal Area :-
26.48 sq m / 285 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 195.37 sq m / 2103 sq ft
Measurements for guidance only / not to scale

KELLY AVENUE SE15
FREEHOLD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	82
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

