# Avonley Road, New Cross, SE14 5EZ

A stylish and generous one bedroom apartment, part of an exquisite Grade III listed complex a short walk away from New Cross Gate and Queens Road Peckham overground stations.

The apartment features a well-proportioned reception room with space to dine, a modern kitchen with plenty of storage, a sleek bathroom, and a spacious bedroom complete with a lovely bay window. Additional storage can be found in the hallway. The apartment also benefits from resident's car parking.

The property is moments from the greenery of Bridgehouse Meadows as well as being a short walk away from many local amenities such as local restaurants, cafes, supermarket, and bars. The apartment is also within walking distance of Deptford Park, Southwark Park and Telegraph Hill.

Years on Lease - 188
Annual Service Charge - £2400
Annual Ground Rent - Peppercorn
Council Tax Band - C

Council tax, property size and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Chain Free
- Grade 3 Listed Building
- Recently Extended Lease
- New Roof in 2024
- Modern Kitchen and Bathroom
- Allocated Parking
- Excellent Transport Links
- Recently Installed Double Glazed Windows
- Close to a Plethora of Local Amenities
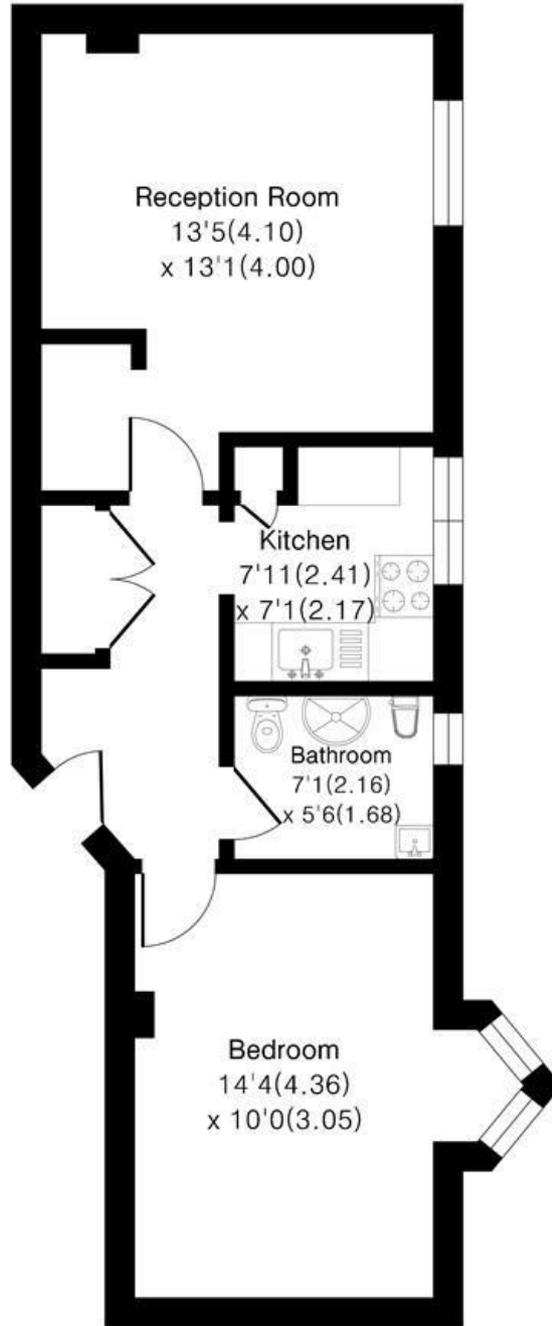- Generous Apartment

## Alex & Matteo
### ESTATE AGENTS

**£290,000**

# Chiltern Court, SE14

Approximate Area = 517 sq ft / 47.9 sq m
For identification only - Not To Scale

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**Reception Room**
13'5(4.10)
x 13'1(4.00)

**Kitchen**
7'11(2.41)
x 7'1(2.17)

**Bathroom**
7'1(2.16)
x 5'6(1.68)

**Bedroom**
14'4(4.36)
x 10'0(3.05)

**First Floor**

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 75 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC