Wooster & Stock

KELLY AVENUE, PECKHAM, SE15

LEASEHOLD

GUIDE PRICE £450,000 - £500,000

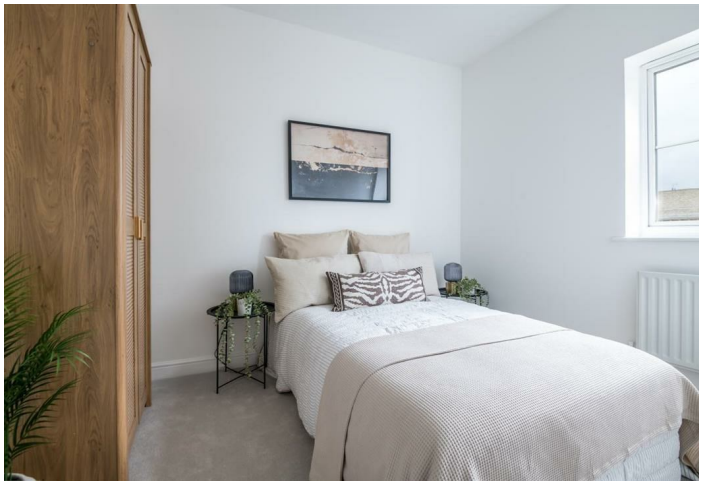
SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 1

Lease Length: 100 years
Service Charge: £2021 p/a
Ground Rent: £325 p/a

FEATURES

- Two Bedrooms
- Fantastic Reception Room
- Chain Free
- Leasehold
- Kitchen/Diner
- Bathroom
- Secure Allocated Parking



KELLY AVENUE SE15
LEASEHOLD

KELLY AVENUE SE15
LEASEHOLD

KELLY AVENUE SE15
LEASEHOLD

Wooster & Stock

GUIDE PRICE £450,000 - £500,000.

Bright and Beautiful Two Bedroom Duplex with Fabulous Loft Style Reception, Generous Proportions and Secure Gated Allocated Parking - CHAIN FREE.

Spread over the top two floors, this smart and surprisingly spacious two-bedroom duplex flat saves its best trick for last: a fabulous loft-style reception room tucked away at the top. Extending to approximately 1,053 sq ft, the split-level arrangement gives the flat a real sense of space. The bedrooms, bathroom and kitchen/dining room are located on the lower floor, with the impressive reception room occupying the upper floor. Recently refurbished throughout, the interiors are crisp and neutral, with warm timber flooring running through the main living spaces and a pleasing amount of natural light. Secure allocated gated parking adds to the charm. Kelly Avenue is quietly positioned just off Peckham Road in SE15, between Peckham Rye and Camberwell. It is within easy reach of the independent shops, cafés, restaurants and general good stuff of Peckham, while nearby green spaces provide an easy escape when required.

A generous entrance hall leads to two well-proportioned double bedrooms, both pleasantly bright and simply finished, alongside a fresh white bathroom. To the front is the separate kitchen/dining room – a particularly sociable space with sleek white cabinetry, all-new appliances, plenty of worktop and storage space, and ample room for a decent-sized dining table.

Head upstairs and things really open up. The top floor is given over to an impressive loft-style reception room, with pitched ceilings, multiple rooflights and windows pulling in heaps of natural light. There is room here for generous sofas and a television area, as well as a perfect space that could be used as a guest room or potential third bedroom. There is also a dedicated home-office space for those working-from-home days. The sheer scale and flexibility of the room give it a lovely, relaxed feel and make this much more than your average two-bedroom flat.

Kelly Avenue puts you in a particularly handy pocket of Peckham, close enough to enjoy the buzz while being nicely tucked away from its busiest stretches. Peckham has earned its reputation as one of South London's most interesting neighbourhoods, with an ever-changing mix of independent restaurants, proper pubs, cocktail and wine bars, galleries, music venues and eclectic shops. Rye Lane and the streets surrounding Peckham Rye are packed with good stuff, with local favourites including Levan, Hausu and Peckham Bazaar. Bellenden Road offers another appealing cluster of cafés, restaurants and independent shops.

For drinks and nights out, there are the railway arches around both Peckham Rye and Queens Road Peckham, along with Bussey Rooftop Bar and the bars and events of Copeland Park. Peckham Levels, Peckhamplex and the South London Gallery add plenty on the cultural front. Green space comes courtesy of nearby Peckham Rye Park and Common, while transport connections are excellent. Both Peckham Rye and Queens Road Peckham stations are within easy reach, providing National Rail and London Overground services, with convenient connections across central, west and east London.

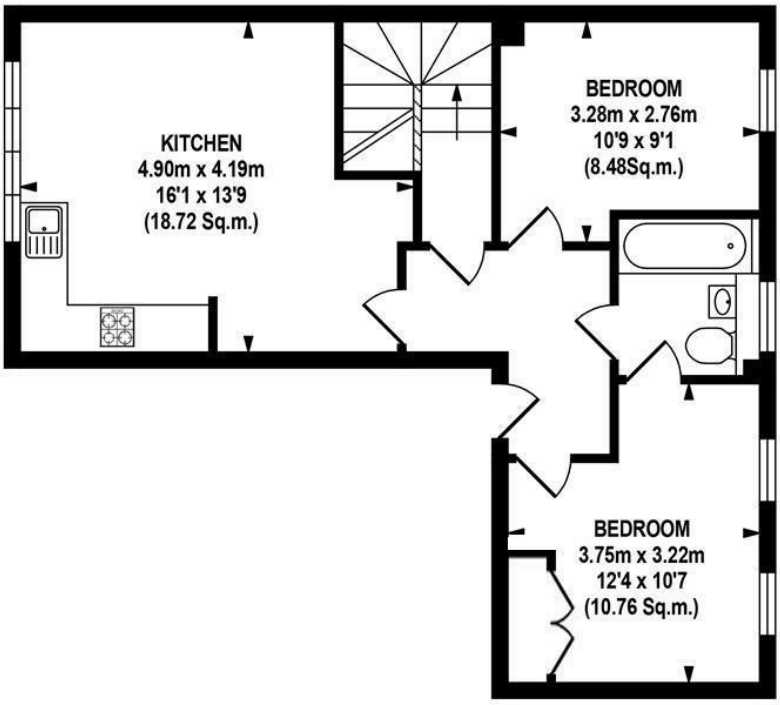
Peckham Rye is served by Southern, Thameslink, Southeastern and London Overground, while Queens Road Peckham is served by Southern and London Overground. Both stations provide regular direct services to London Bridge, while Peckham Rye also offers direct services to London Victoria. London Overground services provide further connections between Clapham Junction and east London. Numerous bus routes make getting around South London equally straightforward, with Camberwell, New Cross and Elephant & Castle all readily accessible. All in all, it is a brilliantly connected spot, with some of South London's best food, drink and culture close at hand.

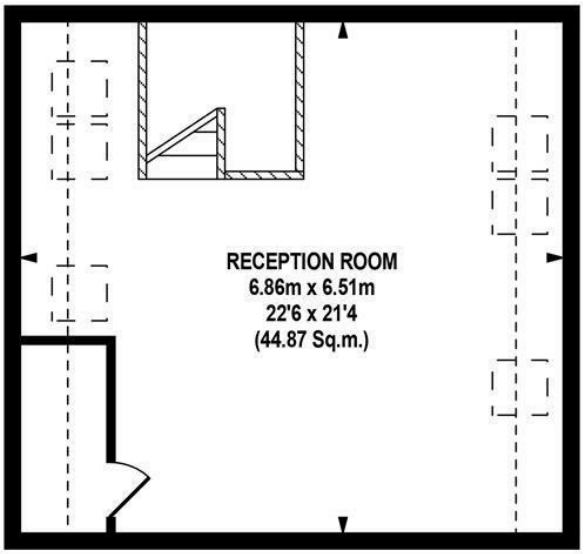
Tenure: Leasehold

Lease Length: 100 years

Council Tax Band: D

KELLY AVENUE SE15
LEASEHOLD





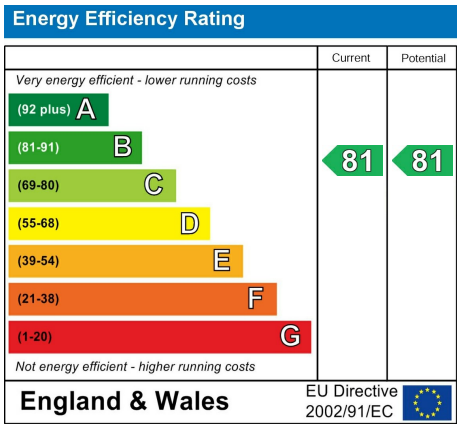
THIRD FLOOR
APPROX. FLOOR
AREA 52.95 SQ.M.
(570 SQ.FT.)

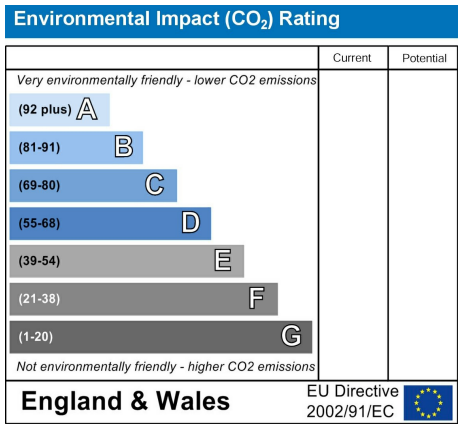
FOURTH FLOOR
APPROX. FLOOR
AREA 44.87 SQ.M.
(483 SQ.FT.)

TOTAL APPROX.FLOOR AREA 97.82 SQ.M. (1053 SQ.FT.)

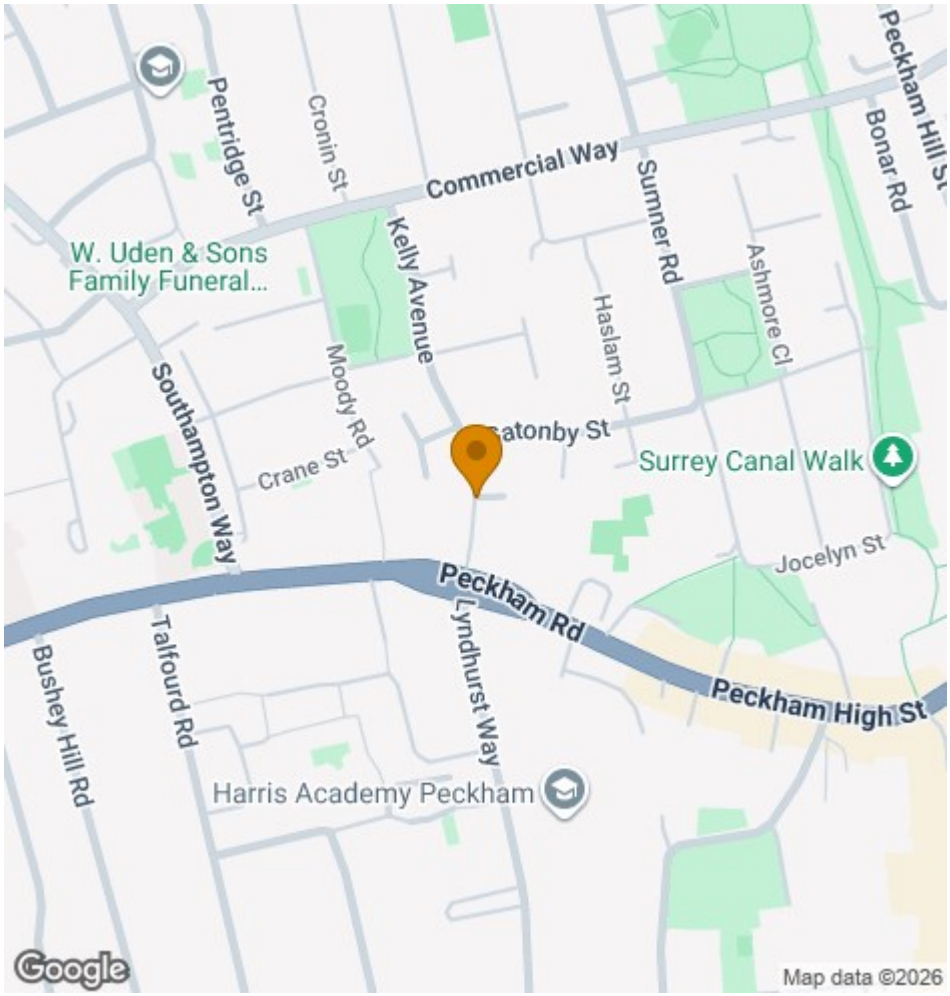
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
Dulwich Energy Assessors Ltd with © London Living www.london-living.com

KELLY AVENUE SE15
LEASEHOLD





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.



Wooster & Stock

17 Nunhead Green
London SE15 3QQ
020 7952 0595
sales@woosterstock.co.uk