

**AVONDALE RISE, PECKHAM, SE15**  
**LEASEHOLD**  
**£675,000**





## SPEC

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Lease Length: 116 years remaining

Service Charge: £1130 per annum

Ground Rent: £200 per annum

## FEATURES

Wonderful Private Garden

Moments From Bellenden Village

Close to Transport

Open Plan Living

Recently Refurbished





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Fab Two Bedroom Period Conversion with Private Garden.

Located on a residential street bordering East Dulwich and Peckham, this flat has a beautifully refurbished interior and sits on the ground floor of a two storey Victorian terrace on trendy Avondale Rise. It's a stone's throw from the shops and cafes of Bellenden Road. The properties here are all well cared for plus there's a strong community spirit amongst the neighbours. East Dulwich, Bellenden Road and Camberwell are all within walking distance - you really are magnificently placed. Transport is a cinch with the flat roughly equidistant from both East Dulwich and Peckham Rye Stations, around a 10 minute morning stroll. Now that's an easy commute!

A handsome exterior leads inward through a shared garden and communal hallway. Your inner hall has a crisp neutral décor. Immediately to your right is the first fab double bedroom. It's a fine, bright space with a wide bay window, neutral colour carpet and good size two alcoves. Bedroom two, another double, faces rear with a peaceful aspect and garden access. To the rear of the hall you will find a modern bathroom with shower attached over the bath and contemporary suite. The living area stretches over seven metres to afford you abundant cooking, dining and lounging areas. Appliances include an integrated fridge/freezer and full size dishwasher, electric ceramic hob, double oven and washing machine. Double doors to the rear open wide to a paved patio and lush lawn. There is also a decked area at the far end which is perfect spot for al-fresco dining and entertaining.

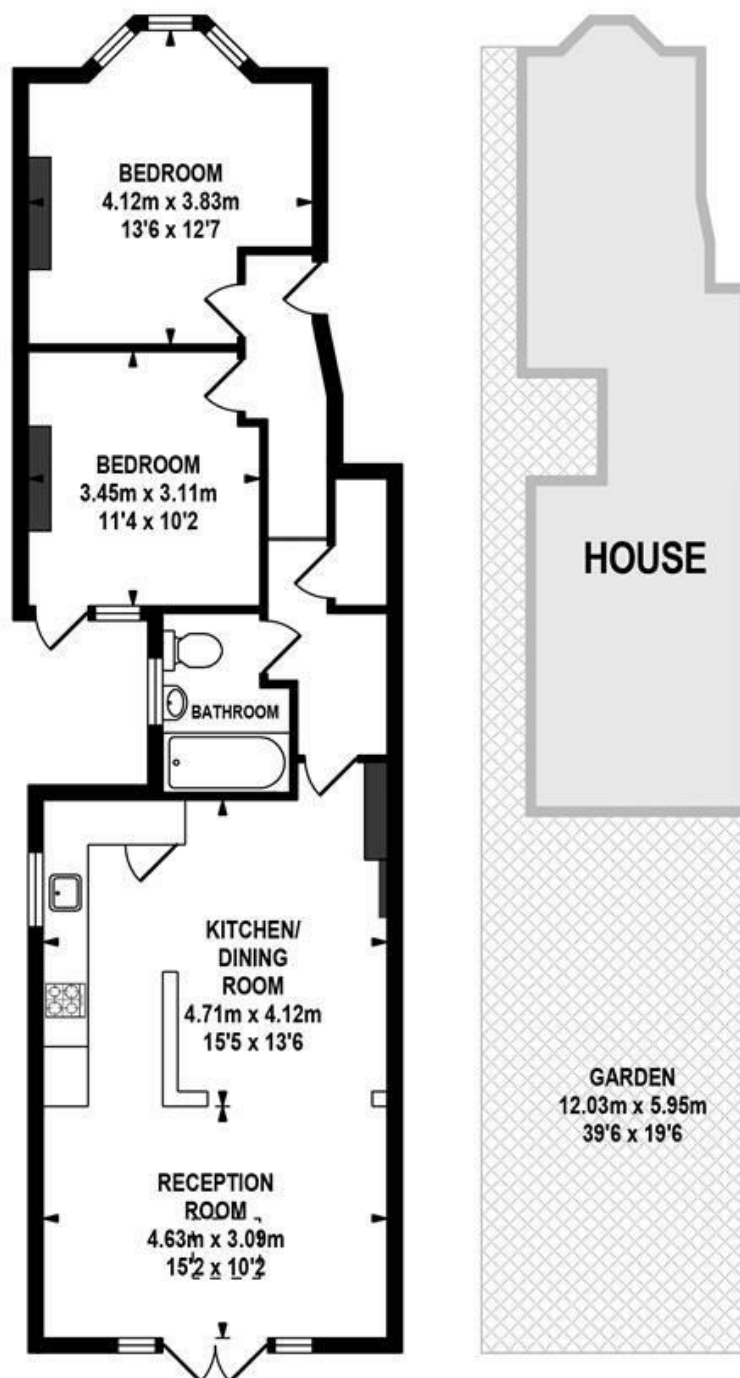
Very nicely located on all fronts this flat offers easy access to both the City and central London. Walk eight minutes to Peckham Rye Station - which in addition to London Bridge services supplies the fab London Overground Line. Further services include Blackfriars and Victoria (all between 9-14 mins). East Dulwich is around 10 minutes' walk for good services to London Bridge too. Alternatively catch a 185 or 176 from the top of the street. Shopping is a cinch with Sainsbury's Superstore five minutes away and the delis of East Dulwich a little further. Going out? Lordship Lane has an ever expanding number of cool bars and restaurants and there are more in nearby Bellenden Road. Bellenden Village, as it's known, is a matter of seconds on foot and supplies much to do. We love The Victoria for a pint, The Begging Bowl for some excellent nosh and Review book shop for a nose around the latest titles. The high street, Rye Lane, is a short stroll for a cosmopolitan mix of food shops and other outlets. As for social life, good restaurants, bars and delis are on your doorstep and the Peckham Pulse, award winning library and Sunday farmers market are around the corner. This part of SE15 is also well located for East Dulwich and Dulwich Village where you have more excellent shopping, the Dulwich Foundation schools, the park and the Picture Gallery.

Tenure: Leasehold

Lease Length: 116 years remaining

Council Tax Band: B

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GROUND FLOOR  
APPROX. FLOOR  
AREA 70.60 SQ.M.  
(760 SQ.FT.)



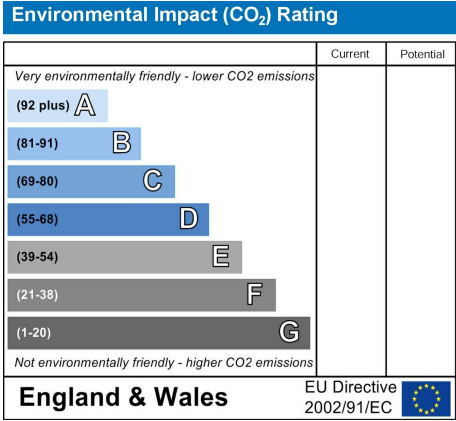
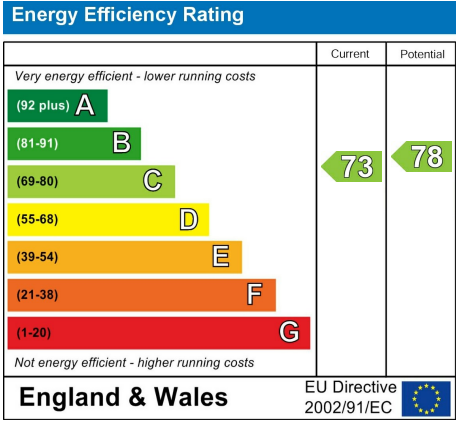
SITE PLAN



TOTAL APPROX.FLOOR AREA 70.60 SQ.M. (760 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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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.

