

## AVONDALE RISE SE15

LEASEHOLD - SHARE OF FREEHOLD

OFFERS IN EXCESS OF £600,000



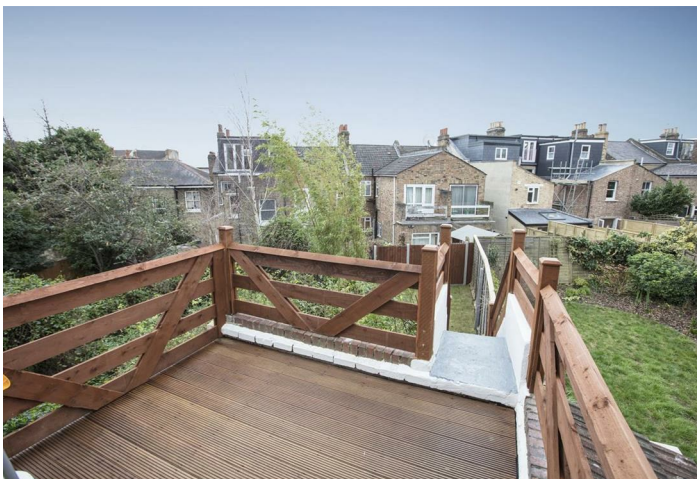
## SPEC

Bedrooms : 2  
Receptions : 1  
Bathrooms : 2

Lease Length :  
Service Charge :  
Ground Rent :

## FEATURES

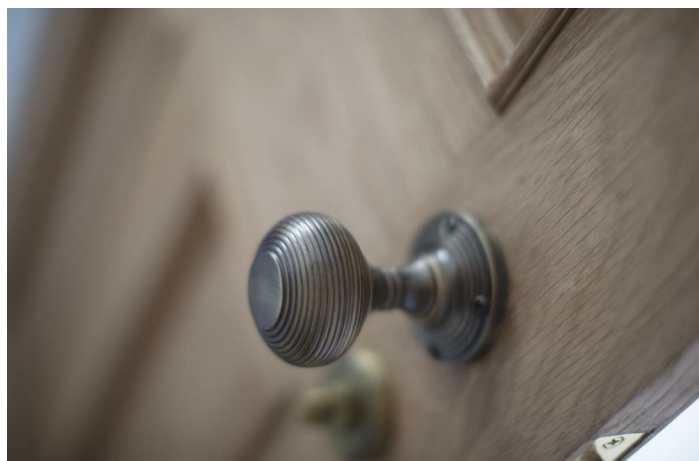
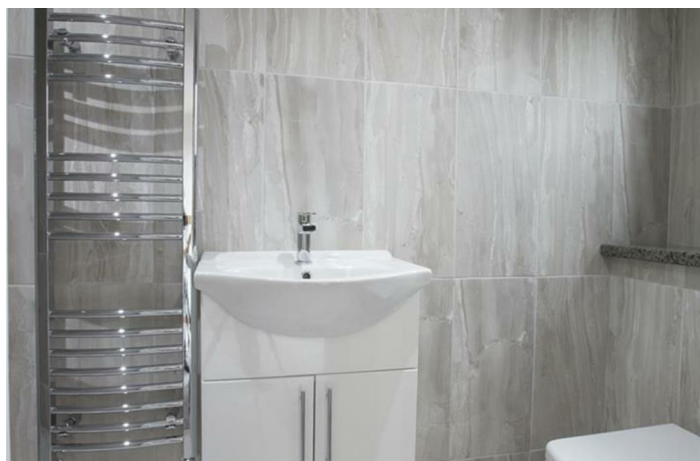
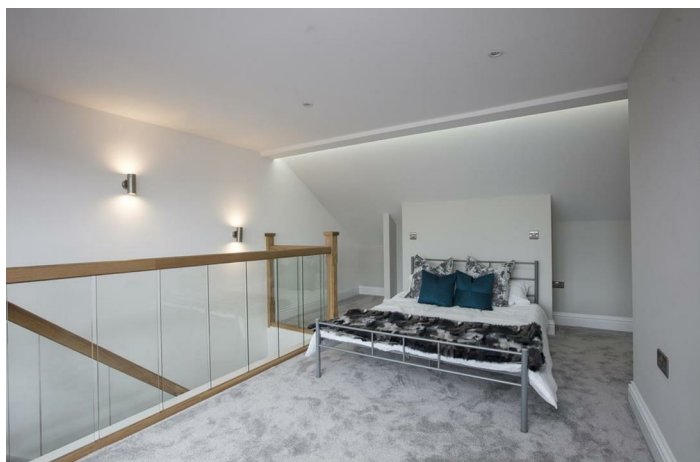
Decked Terrace  
Newly Refurbished  
Beautiful Decor  
Private Garden  
Top Floor Master With Views





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**Utterly Fab Split Level Two Bedder With Terrace and Private Garden -  
CHAIN FREE**

What a cracking spot to call home! Your mates will be seething with envy. Boasting a top notch refurb and superior fixtures and fittings, this tasteful, split level two bed garden flat impresses at every step. Solid Parquet flooring, plush carpeting, school house radiators, elegant bathrooms and a show stopping, top floor master ensuite with panoramic views stretching to Forest Hill - we're sure you're going to love it! A sunny decked terrace and separate private garden are the cherries on the cake. The address speaks eloquently for itself. You're within a two minute stagger of beautiful Bellenden Road with its much loved Villagey vibe. The bars, eateries and social pursuits of East Dulwich and Peckham are each also walkable. Transport is taken care of with nearby Peckham Rye - that means effortless connections to Elephant, Victoria, Shoreditch, Clapham and more. Admit it; you're tempted.

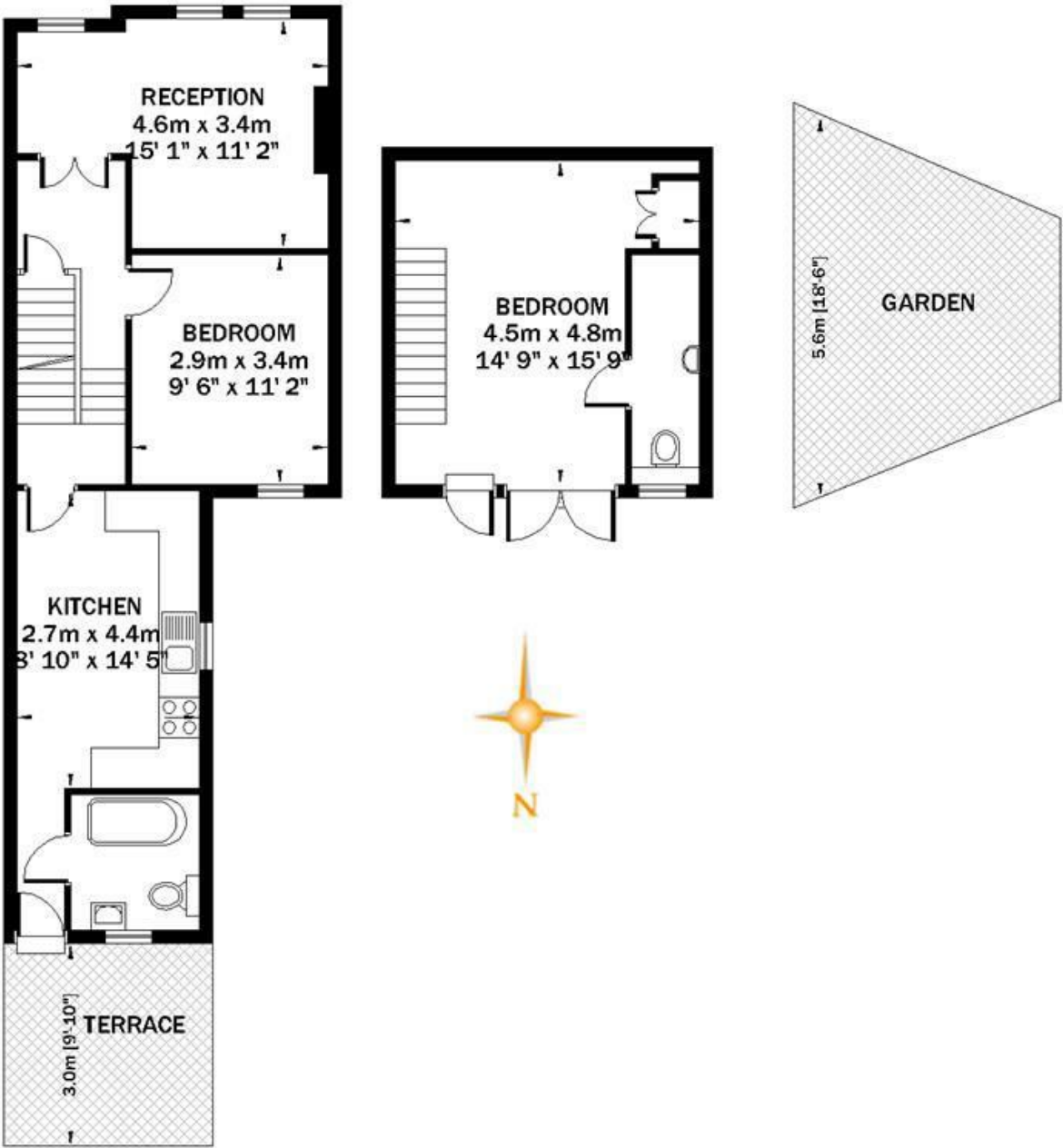
Enter through a shared front garden with bike and bin storage. A recessed portico leads inward to a shared hall where your inner door (handsome and slate grey) opens to a carpeted set of stairs. The first return hosts a sizeable kitchen/diner with long herringbone tiling and a run of fantastic, royal blue cabinets topped in granite. Integrated appliances include a washing machine, fridge/freezer and dishwasher. There's a deep, ceramic butler sink and plenty of space to dice, spice and slice. The bathroom lies beyond this and dons some sexy floor tiles, a lavish roll top bath with chrome legs, period loo and basin and crisp white tiling to dado level. From the end of the first return you access your decked patio which has a marvellously lofty aspect - Pimm's Ahoy! Steps lead from here down to your private garden which has been gifted a fresh lawn - nice for sun baking should the sun ever appear.

Back inside, head up to the landing to see the first of that yummy Parquet flooring. It's been expertly treated for a beautifully authentic texture. This continues forth into the front facing reception which spans the full width of the building. A period feature fireplace and mantel offer a handsome focal point and your front facing windows are arched. Double glass doors with bespoke solid oak architraves soak light back into the landing as does a funky glass strip running along the second stairwell. Upward bound once more you find that jaw dropping top floor boudoir complete with fully tiled en suite shower room. Contemporary integrated lighting over the bed allows you to continue binge watching while the other half snoozes. A wall of tri fold glass doors frames a quintessential London roof top view - it's the perfect spot to end the day and start your morning.

Very nicely located on all fronts this flat offers easy access to both the City and central London – walk eight minutes to Denmark Hill station for regular services to Victoria and London Bridge. East Dulwich is within 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 two 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. For active pursuits the Peckham Pulse is a jog away or spend a few hours at the library and then go on to the cinema on Rye Lane!

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**FIRST FLOOR**

Approximate internal area :  
49.04 sq m / 527.86 sq ft

**SECOND FLOOR**

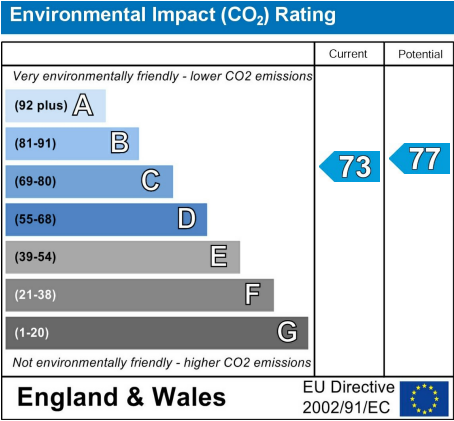
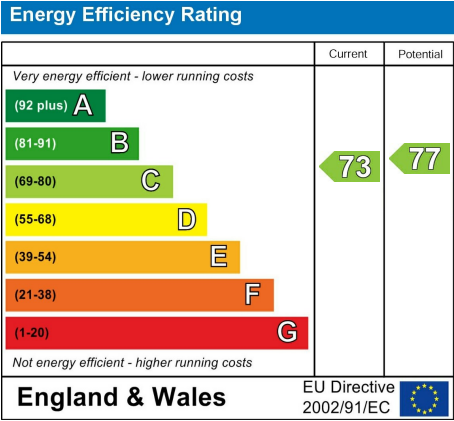
Approximate internal area :  
21.60 sq m / 232.50 sq ft

**TOTAL APPROX FLOOR AREA**

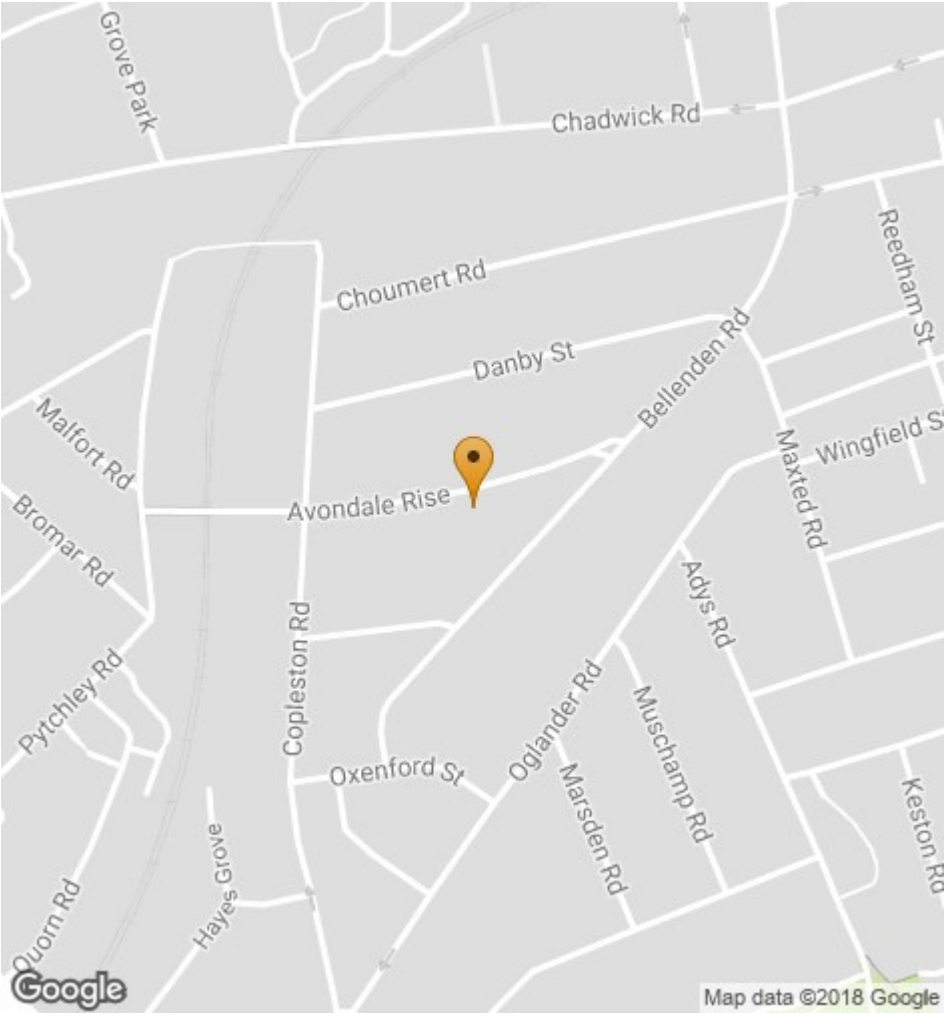
Approximate internal area : 70.64 sq m / 760.36 sq ft  
Measurements for guidance only / Not to scale

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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.



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