



2 bed flat to buy in SE15

Avondale Rise, Peckham, SE15 4AL

£250,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Permit Parking parking

Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Starting Bid £250,000
- ✓ LEASEHOLD
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Set on the first-floor of this Period Conversion is this two-bedroom apartment on Avondale Rise in the heart of Peckham and very conveniently located close to Dulwich. The location offers a quiet residential road and the property internally spans around 550sqft. The property has its own front door, is in need of and offer two double bedrooms, a living room and a family bathroom. Within the demise of the property is also loft access offering the potential to extend subject to consents.

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Asking price £300,000

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Transport

Peckham Rye is in proximity of the property and offers access to London Bridge, London Victoria and Clapham Junction.

The property is well located for East Dulwich and North Dulwich Train Station which both serve London Bridge and East Croydon.

There are a wide range of buses locally which allow access to Peckham Rye, Forest Hill and Denmark Hill offering easy access to nearly any of London main station including Canary Wharf, London Victoria and London Blackfriars.

Parks and green spaces

There is an abundance of Parks and Green Spaces to be enjoyed locally including:

Dulwich Park

Peckham Rye Park and Common

Crystal Palace Park

Local restaurants and amenities

Locally Peckham and Dulwich offers some of the most sought-after restaurants including:

Fika

Tigella

The Market Place Food Hall

Hausu

Bake with Monia

Rons Coffee House

The Malabar Feast

Lordship Lane comprises of a range of local independent boutique shops, independent smaller supermarkets/off-licenses and also a Sainsbury's, Morrisons and Tesco.

Local Schools Include:

The Belham Primary

St Johns and St Clements C of E

Bellenden Primary

The Villa School and Nursery

Grove Primary

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

Both the Marketing Agent and

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 49 years remaining (99 years from 1975)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 49

Annual Ground Rent Amount: £100.00

Price: Starting Bid £250,000

Property Type: Flat

Parking: Permit Parking

Year built: 1978

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

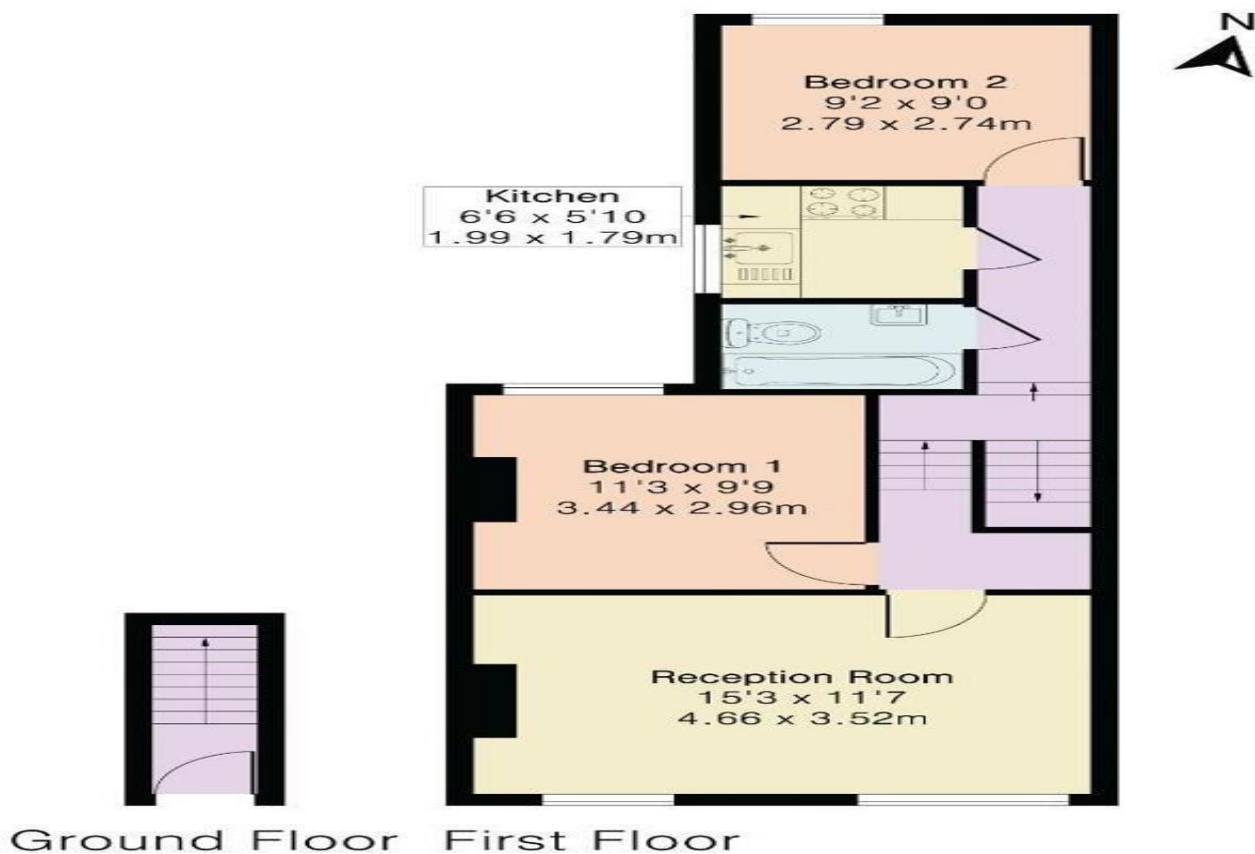
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approximate Gross Internal Area 551 sq ft - 51 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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london@pattinson.co.uk, www.pattinson.co.uk**

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