



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.

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

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

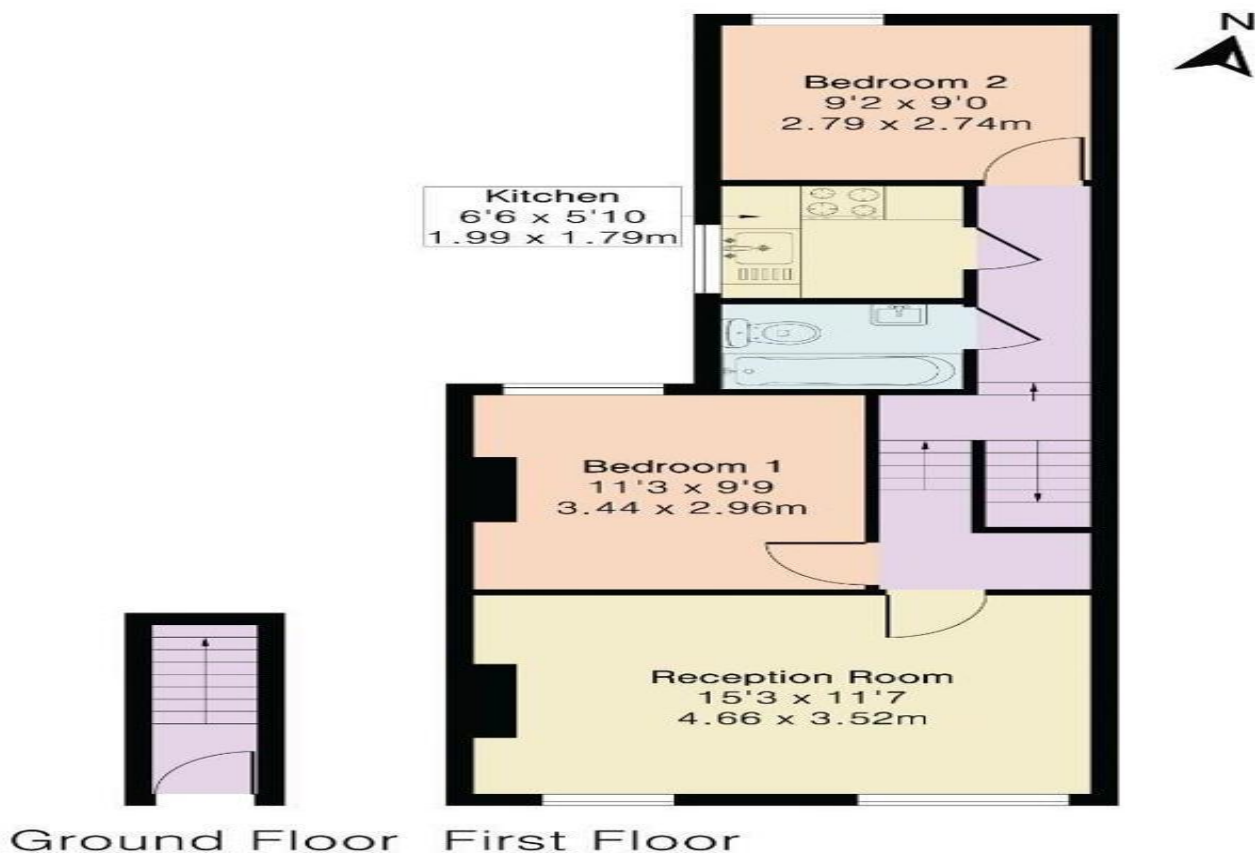
Water meter: No

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:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

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