



Kelly Avenue, London, SE15

£365,000 Leasehold

Winkworth proudly present this immaculate two bedroom in the heart of Peckham. This flat is perfect for first time buyers, investors and those looking for a bolt hole in London. EPC rating - B

LOCATION

Kelly Avenue is located just off Commercial Way, which is adjacent to Peckham Road. As the property is a similar distance from Camberwell and Peckham, there is a vast range of local amenities to choose from including a variety of supermarkets, restaurants and bars. The street is a one-way street which leads directly onto a cycle path, resulting it in being a quieter road than others off Peckham Road.

DESCRIPTION

As you enter the flat you are immediately greeted by the cosy living/reception room which has room for a sofa and freestanding furniture. This room is central to the flat and leads onto both bedrooms, the bathroom and the kitchen.

Both bedrooms have sufficient space for a double bed and freestanding furniture. The current owners use one as the master bedroom and the other as a home study – perfect for those who work from home.

The bathroom is finished with white tiling and contains a bath with overhead shower, wash basin with mirror and a W.C. It also has space for a washing machine.

The kitchen is finished to a high standard and is beautifully presented, with attractive wooden worktops. The kitchen comprises an integrated fridge/freezer, dishwasher and a gas hob with oven below and extractor above.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £892 per annum
Ground Rent - £395 per annum
Council Tax Band - B

PARKING

On street parking residents parking

UTILITIES

Electricity – mains
Water – mains
Heating – gas central heating
Sewerage – mains
Broadband – superfast broadband

LOCAL AUTHORITY

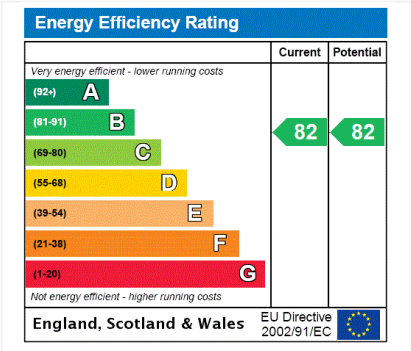
Southwark Council

TENURE

Leasehold - 125 years from 1 January 2002

DIRECTIONS

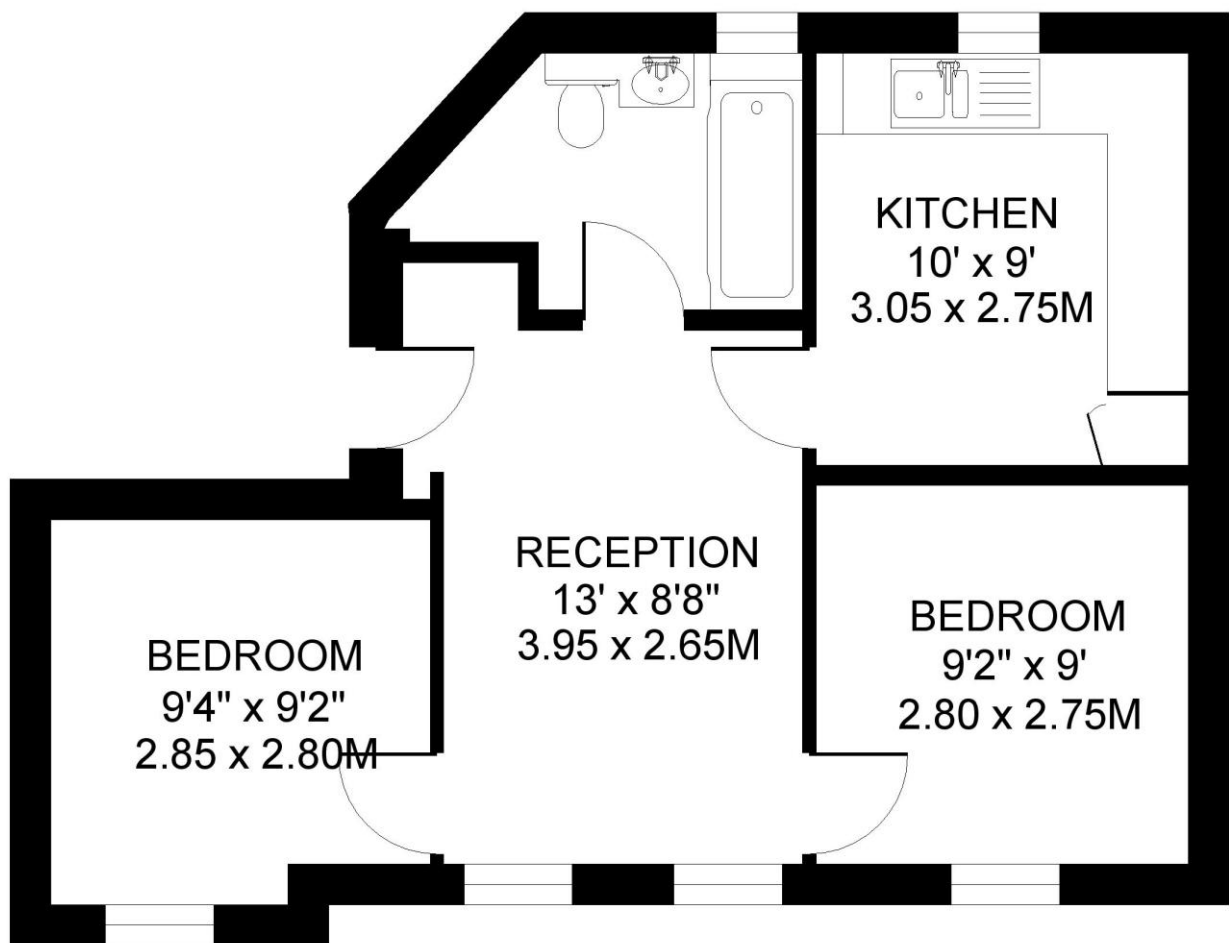
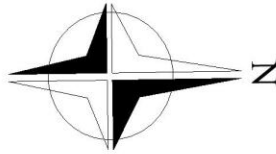
Peckham Rye Overground Station is approximately 850 meters away, with frequent trains into Central London. Peckham Road is also well served by a frequent bus service to Oval Underground (Northern Line), Vauxhall Station (National Rail and Victoria Line) and onwards into Central London and beyond.





KELLY AVENUE . SE15
2 BEDROOM FLAT

Approximate gross floor area
445 SQ.FT / 41.3 SQ.M.



FIRST FLOOR

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.
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Floorplan produced for Winkworth by Floorplanners 07801 228850

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