



Kelly Avenue, SE15
OIEO £375,000

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In general

- Two bedrooms
- Ground floor apartment
- Purpose-built block
- Open-plan kitchen reception
- Chain free
- EPC Rating: C

Our Vendor Says

'We enjoyed living in our peaceful flat, minutes away from great coffee at the Pelican, Persian food at Persepolis, Camberwell's Art galleries and Peckham Pulse which has a gym and a swimming pool.

As owners we have the joint Right to Manage, keeping standards high in the communal areas and our service charges low.'

In detail

Two double bedroom ground floor apartment in this purpose-built block ideally located between Peckham and Camberwell.

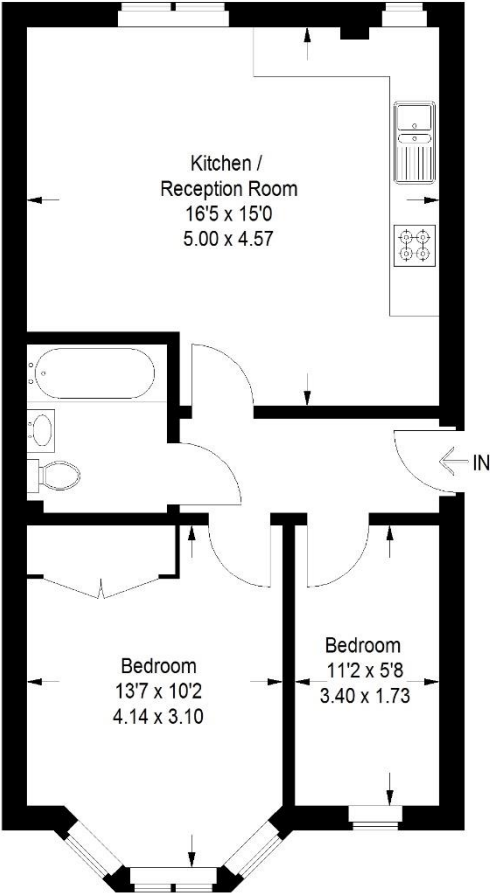
Kelly Avenue offers excellent transport links into The City and West End from Peckham Rye station (0.6 miles) as well as a host of bus connections into the neighbouring Denmark Hill, Elephant & Castle, East Dulwich and New Cross. There are a host of local amenities, bars and restaurants towards Bellenden Road and Rye Lane as well as green spaces and parks nearby.

Boasting over 520 Sq Ft of internal space, the property is ideal for those needing access to town as well as the ability to work-from home. There is a 16-foot open-plan kitchen reception overlooking the communal grounds at the back as well as a modern bathroom, one large double bedroom and a decent second double bedroom.



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Approximate Gross Internal Area
48.8 sq m / 525 sq ft



Ground Floor

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These plans are for representation purposes only
as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are
approximate. Please check all dimensions, shapes and
compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		