



Kimberley Avenue, SE15  
£1,800pcm

0208 702 9666  
[pedderproperty.com](https://www.pedderproperty.com)

**pedder**



# In general

- 0.1 mile to Nunhead station
- Two double bedrooms
- Two private south facing balconies
- Open plan kitchen-living room
- Modern bathroom suite
- Excellent location
- Over 720 sq. ft.

# In detail

A spacious two double bedroom apartment available to rent in the heart of Nunhead with two south facing balconies.

Spread across 729 sq. ft., this property situated on the top floor comprises two double bedrooms, beautiful bathroom suite and a spacious open plan kitchen/reception room with benefit of balconies in the living room and master bedroom.

The property offers easy access into Central London, The City and Canary Wharf with regular services from Nunhead station which is ideally located within close proximity of the property, as well as bus connections into the neighbouring Peckham, East Dulwich and Brockley.

There is an abundance of green space and parks such as Peckham Rye, as well as two excellent community pubs nearby.

Viewings are highly recommended.

EPC: B | Council Tax Band: D | Unfurnished | Available Now | HD: £415.38 | SD: £2,076.92



# Floorplan

## Ava House, SE15

Approximate Gross Internal Area  
67.7 sq m / 729 sq ft



Copyright www.pedderproperty.com © 2023

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.

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

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.