



Athenlay Road, SE15
£425,000

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In general

- Sought after location
- Two double bedrooms
- New kitchen
- New bathroom
- New boiler
- Top floor
- Abundance of natural light
- Good transport links
- Close proximity to green space

In detail

Bright and airy, this two-bedroom top-floor property is nestled in the sought-after location of Athenlay Road. Ideal for first-time buyers, this ready to move in home offers convenience with its proximity to excellent transport links and green spaces.

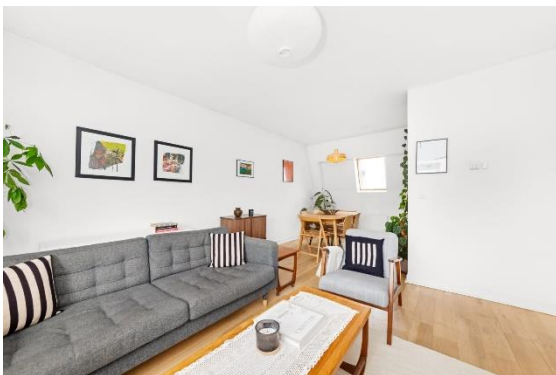
Situated on the top floor of a friendly and well-maintained block, the property enjoys an abundance of natural light courtesy of its dual aspect and high ceilings, along with well proportioned rooms throughout. The semi-open-plan living area, showcases a new fully fitted integrated kitchen and a new boiler.

Boasting two generously sized double bedrooms, ample storage in the corridors, and complete with a stunning new spacious bathroom adorned with contemporary fixtures. Residents also have access to a well-maintained communal garden.

Conveniently located near picturesque parks such as One Tree Hill, Peckham Rye Park, Brenchley Gardens, Nunhead Cemetery, and Telegraph Hill, outdoor recreation options are abundant. Additionally, the area boasts a variety of local amenities including independent coffee shops, delis, and markets, as well as popular pubs like The Ivy House, The Old Nun's Head, and Skehan's.

With Brockley Station, Nunhead Station, and Honor Oak Park nearby, excellent transport links are easily accessible, providing convenient connections to the city.

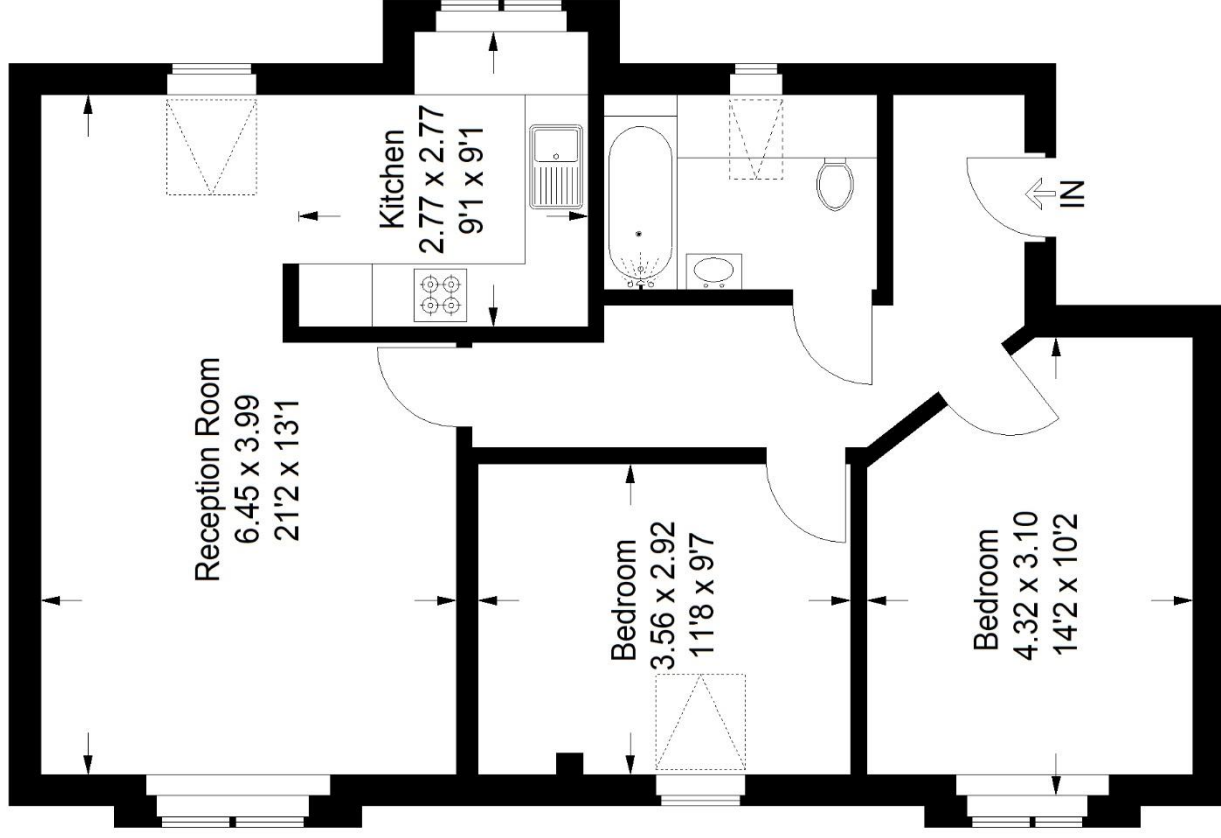
EPC: B | Council Tax Band: C | Lease: 108 years remaining | SC: £264 pm | GR: £150 pa | Buildings Insurance: Included in SC



Floorplan

Athenlay Road, SE15

Approximate Gross Internal Area
68.8 sq m / 741 sq ft



Second 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.

Score	Energy rating	Current	Potential
82+	A	80-81	81-82
81-81	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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