



Avignon Road, SE4
£850,000

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In general

- Beautiful finish throughout
- Three double bedrooms
- Spacious front reception room with large bay window
- Dining room and separate kitchen to the rear
- Modern bathroom suite
- A 39ft private rear garden
- Plenty of period features including high ceilings
- Large windows providing an abundance of natural light
- Potential to extend STPP
- Close to excellent transport links and local amenities

In detail

A stunning three double bedroom Victorian house for sale on the popular Avignon Road.

This beautifully finished property boasts three double bedrooms, a very spacious reception room to the front complete with a large bay window, a dining room and separate kitchen to the rear, a modern bathroom suite and a 39 ft private rear garden.

Further benefits include bay windows offering an abundance of natural light, plenty of period features, high ceilings, a cellar, the potential to extend STPP and so much more!

Located approximately just 0.3 miles from Brockley station and 0.5 miles from Nunhead Station offering excellent links into London Bridge, Canada Water, Clapham, London Victoria, Whitechapel, Highbury & Islington and many other locations.

It is also just a short walk to local amenities including a variety of restaurants, coffee shops, parks and gastro pubs.

Call the Pedder Brockley sales team to arrange a viewing today.

EPC: D | Council Tax Band: D



Floorplan

Avignon Road, SE4

Approximate Gross Internal Area
 Lower Ground Floor = 13.7 sq m / 147 sq ft
 Ground Floor = 56.9 sq m / 612 sq ft
 First Floor = 57.5 sq m / 619 sq ft
 Total = 128.1 sq m / 1378 sq ft



Ground Floor

First 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
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	79 C
39-54	E		
21-38	F		
1-20	G		

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