



**ATHENLAY ROAD, NUNHEAD, SE15**  
**£550,000 SHARE OF FREEHOLD**

**A WONDERFUL TWO DOUBLE BEDROOM  
GROUND FLOOR GARDEN FLAT SITUATED IN  
A QUIET RESIDENTIAL LOCATION.**

Dulwich | 020 8299 2722 | [dulwich@winkworth.co.uk](mailto:dulwich@winkworth.co.uk)

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## DESCRIPTION:

This wonderful two double bedroom ground floor garden flat is situated in a quiet residential location in Nunhead. Comprising of two good double bedrooms, large family open plan kitchen-living, utility/lean-to, large modern bathroom with a separate shower cubicle and doors leading out to an extremely well sized garden to rear. It is perfectly situated to benefit from easy access to local transport links, Peckham Rye Park and local primary schools and would suit either young professional first time buyers or indeed those looking to upsize for more space and an attractive outside garden space. This is a fantastic flat in a superb location.

## AT A GLANCE

- Two Double Bedrooms
- Ground Floor Flat
- Open Plan Kitchen-Living
- Utility/Lean-To & Cellar
- Modern Bathroom With Separate Shower Cubicle
- Private Garden
- Close To Peckham Rye Park
- Share Of Freehold

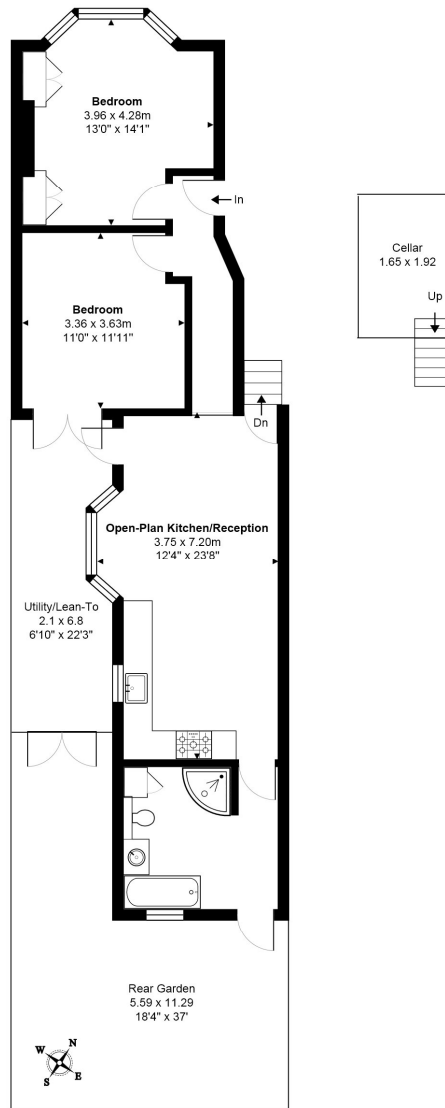






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Total Area: 65.9 m<sup>2</sup> ... 709 ft<sup>2</sup>



This plan is for layout guidance only. Drawn in accordance with RICS guidelines.  
Not drawn to scale unless stated.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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