



KIMBERLEY AVENUE, PECKHAM RYE, LONDON, SE15  
OIEO £800,000 FREEHOLD

A UNIQUE AND RARE OPPORTUNITY TO  
PURCHASE A MODERN BUILD, DESIGN-LED END-  
OF-TERRACE HOME, SITUATED IN A SOUGHT-  
AFTER LOCATION IN NUNHEAD.

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Tenure Freehold | Council Tax Band D – London Borough of Southwark |

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## DESCRIPTION:

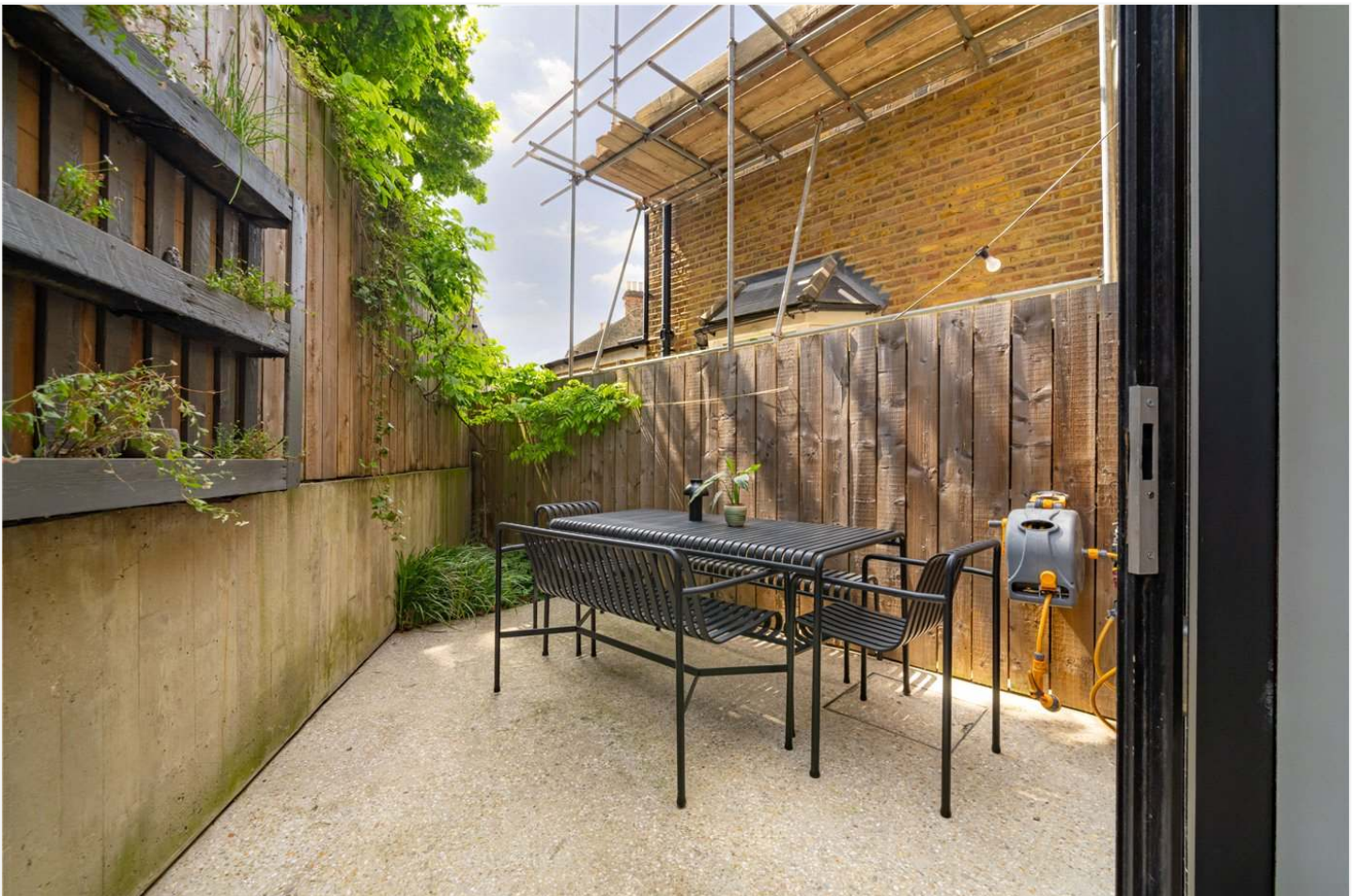
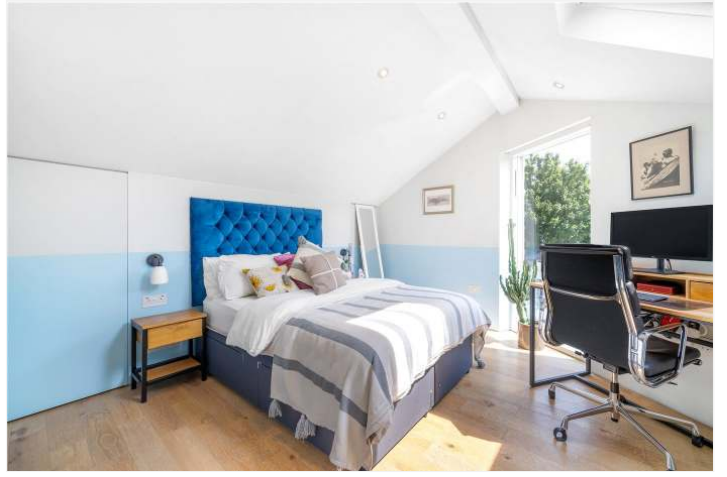
A unique and rare opportunity to purchase a modern build, design led end-of-terrace home, situated in a sought-after location in Nunhead. A featured property in Grand Designs Magazine, the property is finished to the highest level with integrated smart tech features throughout. The property benefits from underfloor heating on each floor, Alexa/Google enabled tech which is responsive to integrated light, temperature and humidity sensors. Automatic blinds and roof windows, door sensors, CCTV and auto irrigation systems in the garden. This exceptional home is offered to the market chain free. Comprising on the ground floor a spacious, open-plan kitchen – reception complete with a fully fitted high end kitchen, engineered wood flooring, bespoke joinery and sliding pocket doors that lead out to a landscaped patio garden to rear. The outside space wraps around the ground floor boasting integrated lighting and complete privacy. The first floor comprises a spacious principal bedroom with a large built-in-wardrobe. The first floor also benefits from the most stunning family bathroom, complete with free-standing bath, walk-in shower and tonnes of storage. The second floor boasts a spacious en-suite double bedroom with walk-in shower. The property is situated within a popular Nunhead location and within a friendly, bubbly community. Situated moments away from Nunhead Green/Evelina Road with its impressive array of independent shops, butchers, restaurants and bars/pubs. The location provides fantastic access to either Nunhead station or Queens Road Peckham for direct links to London Victoria, London Bridge or Blackfriars. Furthermore, the property is situated within a catchment for popular local primary schools and nurseries.

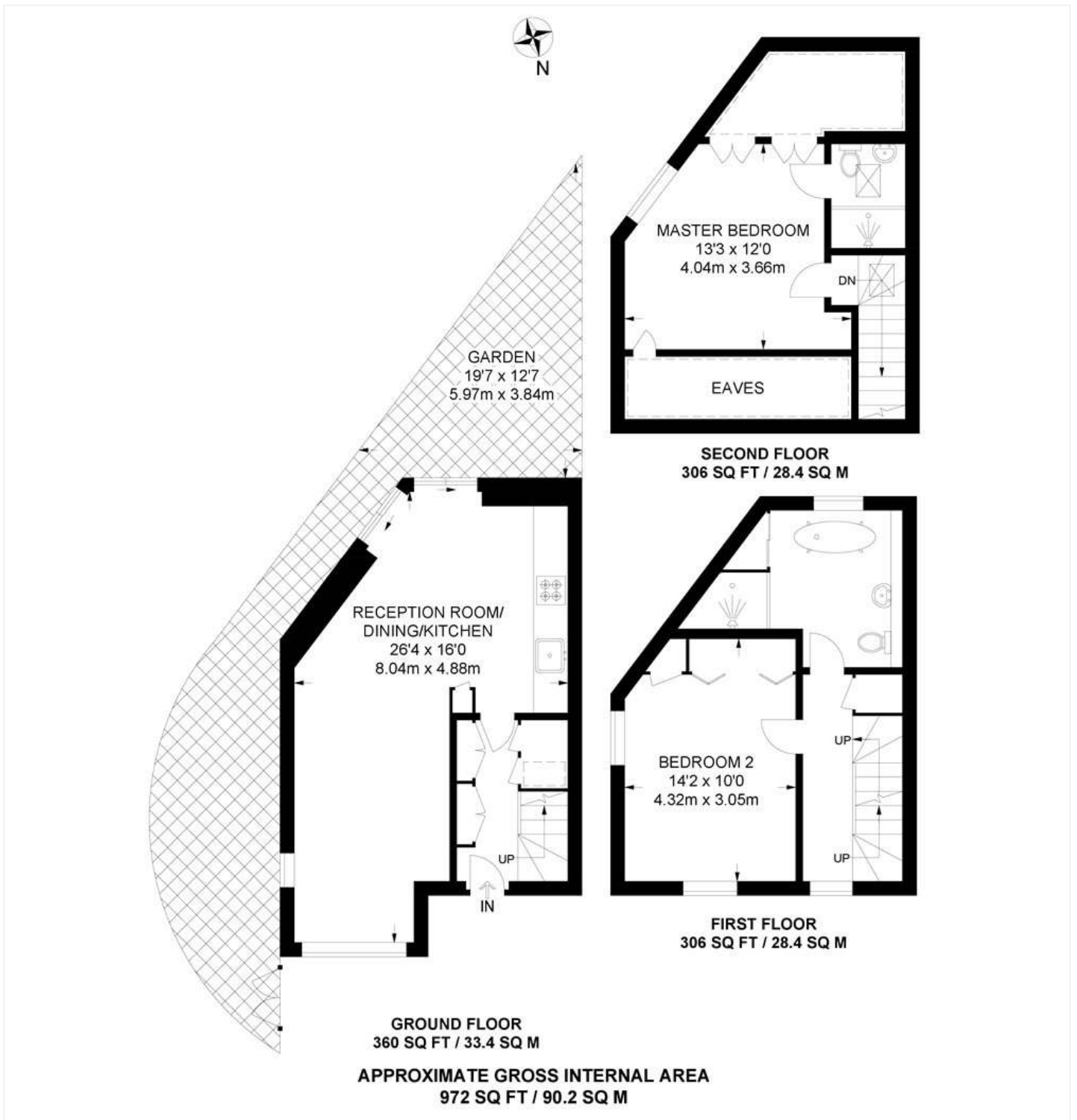
## AT A GLANCE

- Featured In Grand Designs Magazine
- Two Double Bedrooms
- Open Plan Kitchen/Reception
- Under-Floor Heating
- CCTV & Smart Tech Features
- Fantastic Location
- Chain Free









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
85	96
<small>Very energy efficient - lower running costs</small> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

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