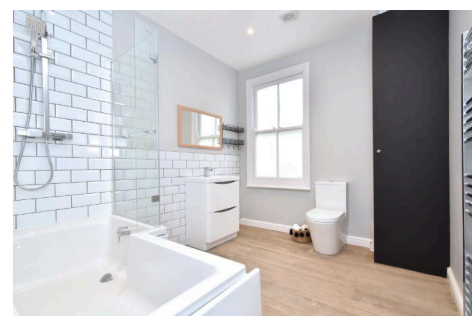
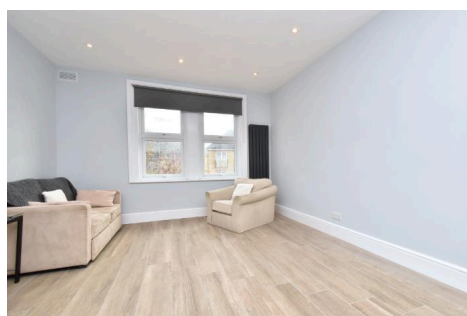


16, Kinsale Road , SE15 4HL · 3 bedroom Flat

£2,500 pcm



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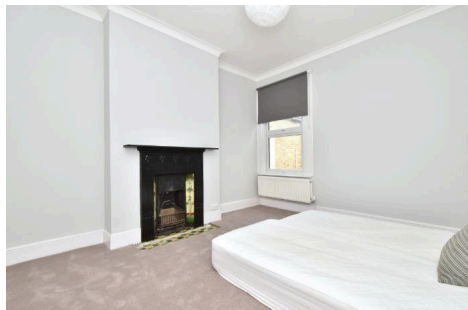
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71   c  | 79   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Property description

A newly refurbished 2/3 bedroom flat with direct access to a share of a private rear garden, situated on the first floor of this lovely Victorian period conversion, conveniently located on this quiet residential street on the borders of Peckham Rye, Nunhead and East Dulwich.

The flat has just been completely renovated to a high standard offering plenty of space (828 sq ft (76.9 sqm) and flexible living accommodation as it can easily be used as a 3 bedroom flat with an open planned kitchen living room at the rear.

Upon entry there are steps that lead up to a large landing where there is fitted storage cupboards and a handy utility cupboard for the washing machine and dryer.

The bedrooms located at the front of the house, with the largest room able to be used as a reception room if only two bedrooms are required, all three room have newly fitted grey carpets.

The bathroom is very spacious with wood effect tiled flooring, metro tiled walls, a large bath with shower enclosure, a wash hand basin with vanity unit, toilet, heated towel rail and a large storage cupboard.

At the rear of the property is a lovely open plan kitchen reception room which has wood effect tiled flooring, ceiling spot lights and double glazed windows overlooking the garden.

The newly fitted kitchen is elegant and stylish with grey wall and base mounted units with a funky tiles splashback, black worktops housing the sink and hob, with oven below and extractor above.

A door to the side leads to a cast iron staircase that leads down to the rear garden.

The garden is low maintenance with patio slabs, bordered with some plants to the side and slatted fence panels.



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Kinsale Road is in a great location bordering Peckham Rye, right by the park and all the amenities on Rye Lane, East Dulwich is a short stroll away and so is Nunhead offering an array of shops, bars, restaurants and cafes. Available from 23rd March 2024.

### Property features

- Newly refurbished 2/3 bedroom flat
- Victorian period conversion
- Direct access to a share of private garden
- Located on a quiet residential street
- (828 sq ft (76.9 sqm) of flexible living accommodation
- Open plan kitchen reception room
- Newly refurbished bathroom
- Available from 23rd March 24
- Conveniently located on the borders of Peckham Rye, Nunhead and East Dulwich
- Close to stations, Peckham Rye, East Dulwich and Nunhead



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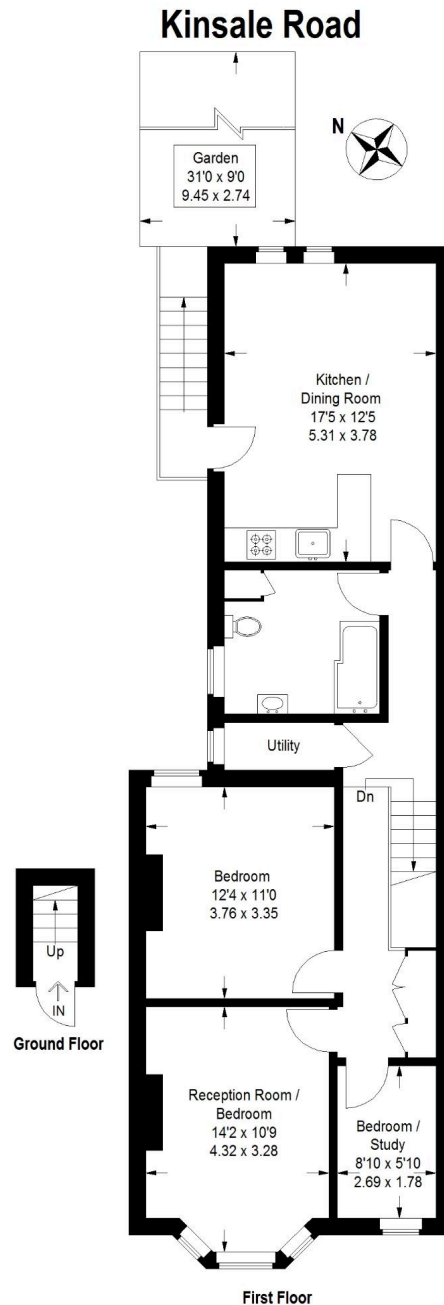
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Approximate Gross Internal Area  
828 sq ft / 76.9 sq m

Illustration for identification purposes only,  
measurements are approximate.  
Drawn for Pickwick Estates.



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