



Amott Road, SE15 | £650,000

02087028222

[eastdulwich@pedderproperty.com](mailto:eastdulwich@pedderproperty.com)

**pedder**  
We live local



# In General

- Three bedrooms
- Split-level maisonette
- Private entrance
- Private courtyard garden
- Excellent condition throughout
- Desirable, residential road
- Share of Freehold
- CHAIN FREE
- Viewings to start in January

# In Detail

CHAIN FREE - Stunning, spacious and beautifully bright three-bedroom first floor apartment ideally located between Peckham Rye and East Dulwich.

Boasting over 850 sq ft of internal space which has been lovingly modernised by the current owners – there are two comfortable double bedrooms and an additional single/study. There is a beautifully bright 16-ft reception room and a separate kitchen-breakfast room as well as a modern family bathroom. There is a private courtyard garden as part of the side entrance demised to the flat.

Amott Road is enviably-located for the independent shops, bars, restaurants and coffee shops of Bellenden Road, Lordship Lane and North Cross Road. There are a host of beautiful parks and green spaces as well as a choice of primary and secondary school options.

There are strong transport links into The City from Peckham Rye station (0.6 miles) and East Dulwich station (0.5 miles) as well as strong bus/cycle routes through the neighbouring Camberwell, Herne Hill and Dulwich Village.

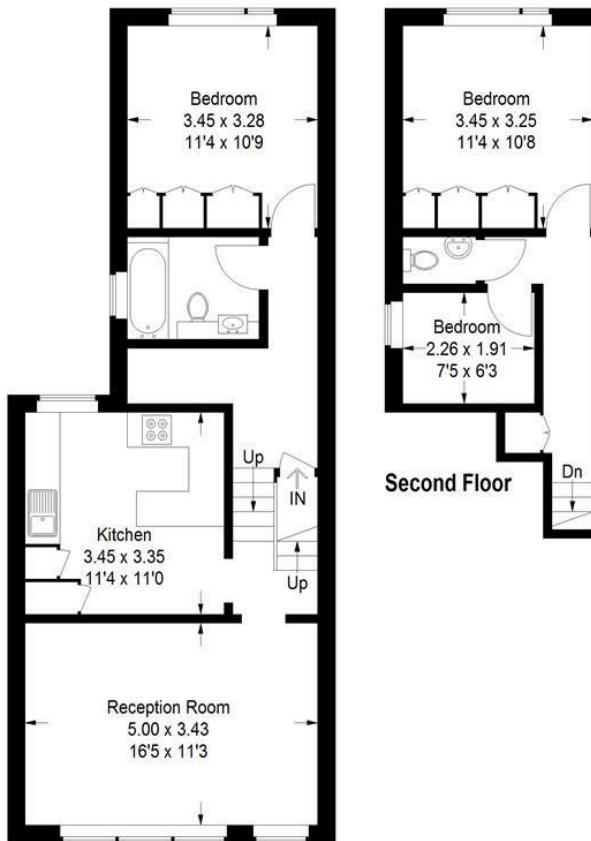
EPC: D | Council Tax Band: C | Underlying Lease: 79 years remaining | SC: Ad hoc | GR: £0 | BI: £750



# Floorplan

## Amott Road SE15

Approximate Gross Internal Area  
 First Floor (Excluding Communal Area)  
 56.0 sq m / 603 sq ft  
 Second Floor = 23.2 sq m / 250 sq ft  
 Total = 79.2 sq m / 853 sq ft



### First Floor

Copyright www.pedderproperty.com © 2022

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.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

