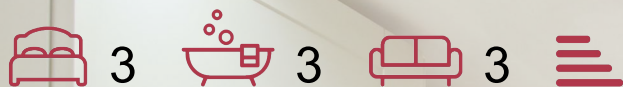




Mayall Road | Poet's Corner, SE24



An exciting opportunity to purchase this substantial property on the edge of desirable Poet's Corner. Located moments from Brockwell Park and within a short walk of both Herne Hill and Brixton with their huge selection of trendy bars and shops, the property is currently set up as 3 self-contained flats.

The lower ground floor contains probably one of the best studio flats in the area. Surprisingly bright and with a direct access to a garden, it is also finished to a high standard.

The raised ground floor property is a 1 bedroom flat which retains period features.

The first floor property is a 2 bedroom flat, also with period features. It has potential to be extended STPP.

Transport links are excellent and include Brixton tube station (Victoria Line), Herne Hill mainline (direct trains to London Victoria and the City) and numerous bus links.

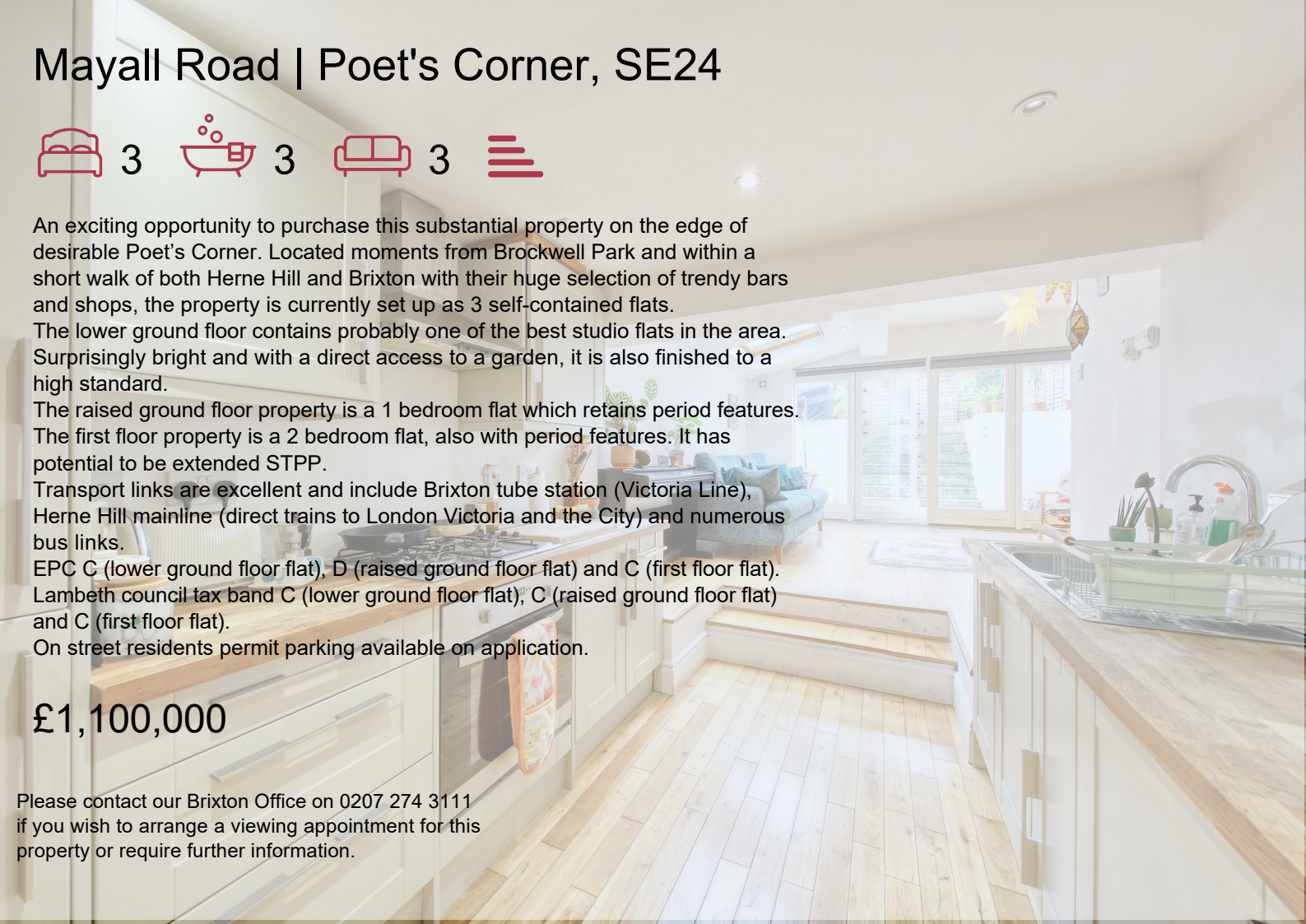
EPC C (lower ground floor flat), D (raised ground floor flat) and C (first floor flat).

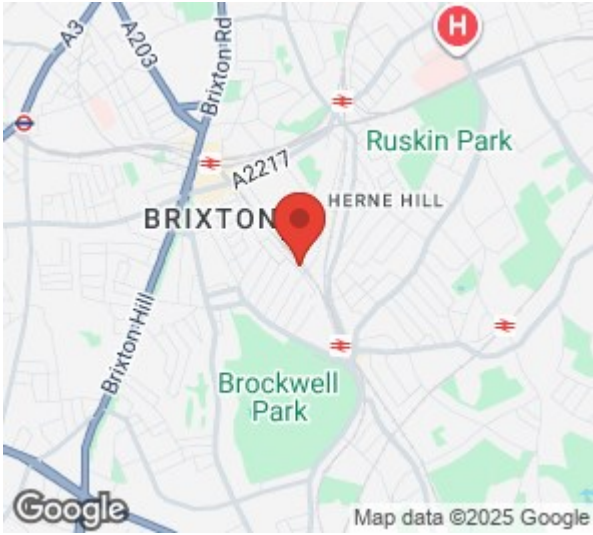
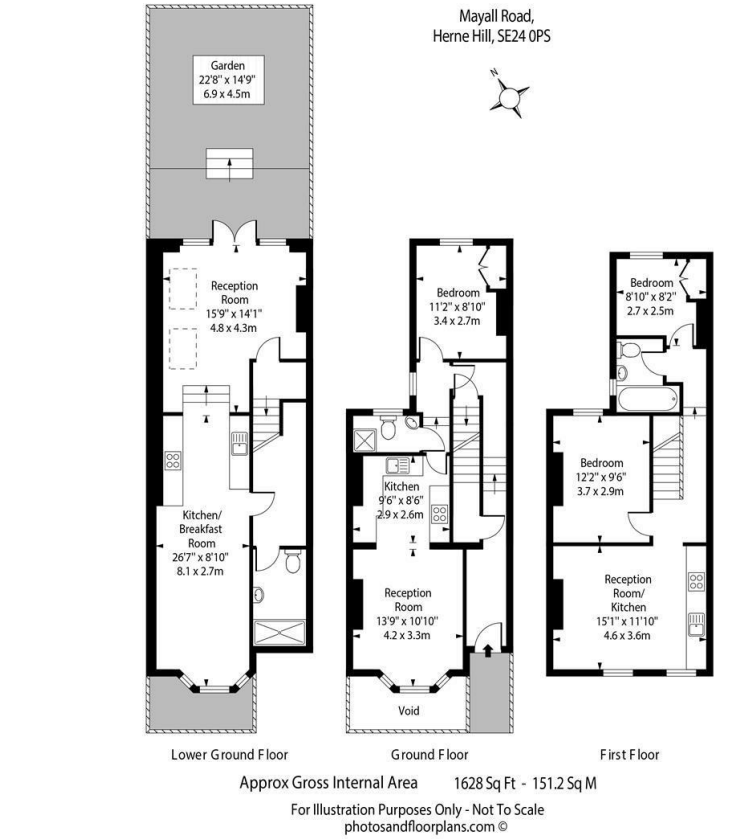
Lambeth council tax band C (lower ground floor flat), C (raised ground floor flat) and C (first floor flat).

On street residents permit parking available on application.

£1,100,000

Please contact our Brixton Office on 0207 274 3111 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.