



Half Moon Lane, SE24
£675,000

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In general

- Mid-terrace three bedroom house
- In need of refurbishment
- L-shaped reception/diner
- Sought after location
- Close to transport links
- Private courtyard garden

In detail

An opportunity to acquire a three bedroom 1960's mid-terrace house on Half Moon Lane, forming part of the Delawyck Crescent development. Having been in the same family for decades the property would benefit from refurbishment that will enable you to complete a lovely family home.

The open plan, L-shaped, reception/dining room is of generous proportions with ample space to dine and having sliding doors leading to the private courtyard garden.

The kitchen has a range of wall & base units, built-in oven/hob and plumbing for a washing machine. The property further benefits a downstairs wc.

On the first floor are two double & one single bedrooms and the family bathroom. The rear garden is paved and a rear gate gives access to communal grounds. The communal gardens offer a host of flower beds currently with a flourish of daffodils throughout the development, there is also a community chick coop.

The development is run by the Delawyck Residents Management Organisation (DRMO).

Opposite the development are a selection of shops & cafes, and central Herne Hill offers a popular selection of restaurant & shopping amenities, railway station (Victoria/Blackfriars/Thameslink) and the delights of Brockwell Park with its cafe & lido.

EPC: G | Council Tax Band: D



Floorplan

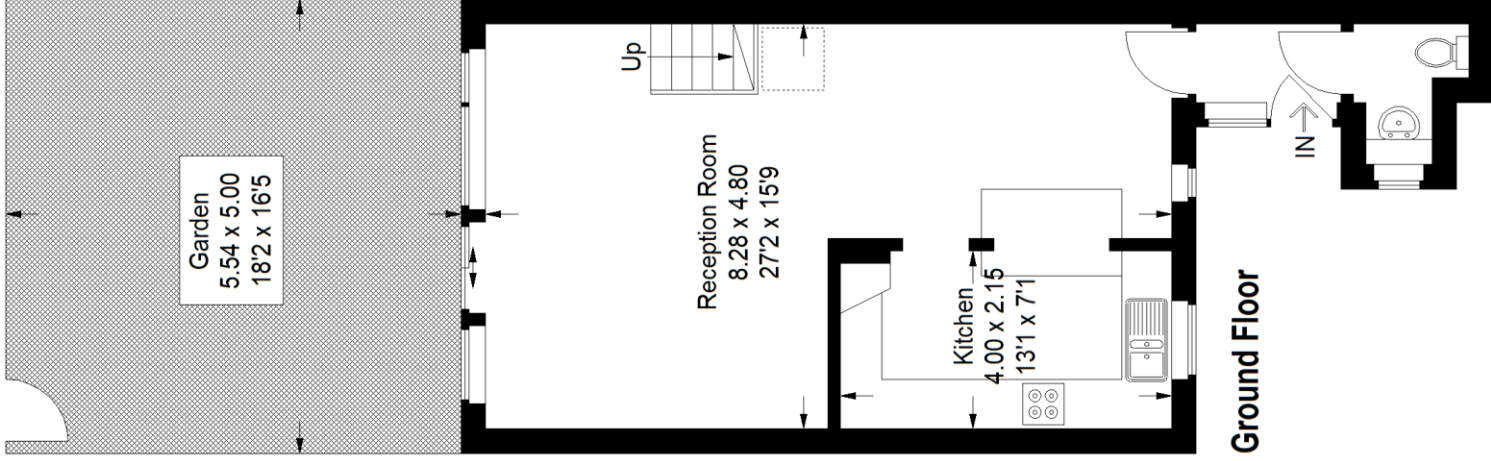
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Approximate Gross Internal Area

Ground Floor = 45.0 sq m / 484 sq ft

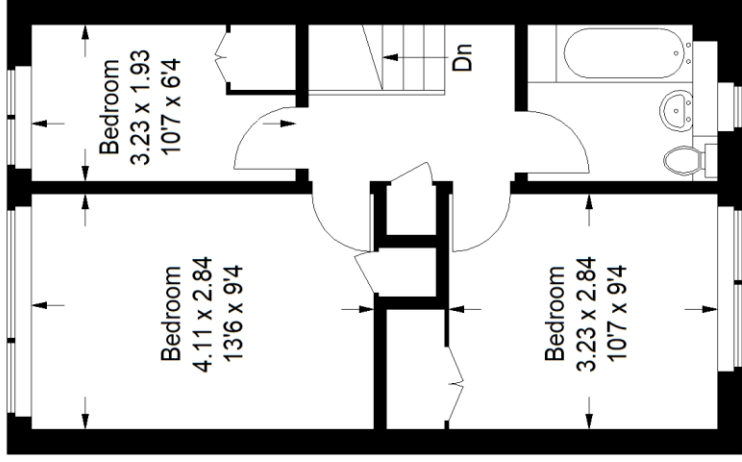
First Floor = 40.7 sq m / 438 sq ft

Total = 85.7 sq m / 922 sq ft



Ground Floor

 = Reduced headroom below 1.5 m / 5'0



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	18 G	

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