



Holmdene Avenue, SE24
£499,995

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In general

- Top floor period conversion
- Two double bedrooms
- Spacious reception
- Popular tree-lined residential road
- Close to transport links

In detail

An opportunity to purchase a two double bedroom top floor flat for sale on Holmdene Avenue, a tree-lined residential road within the sought after North Dulwich Triangle area of Herne Hill.

The property would benefit from refurbishment enabling you to 'stamp your own style' on it. The accommodation comprises reception room with a South -Westerly aspect, kitchen, two double bedrooms and bathroom.

Central Herne Hill offers a popular selection of restaurant & shopping amenities, the vast expanse of Brockwell Park with its lido & cafe, and easy access into Brixton centre where you will find the railway & tube. Sunray Gardens is situated close by with its lake, multi use games area and children's play area.

The property is served by both Herne Hill (Victoria, Thameslink & Blackfriars) and North Dulwich (London Bridge) railway stations.

The current owner advises the property is Share of Freehold.

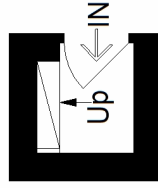
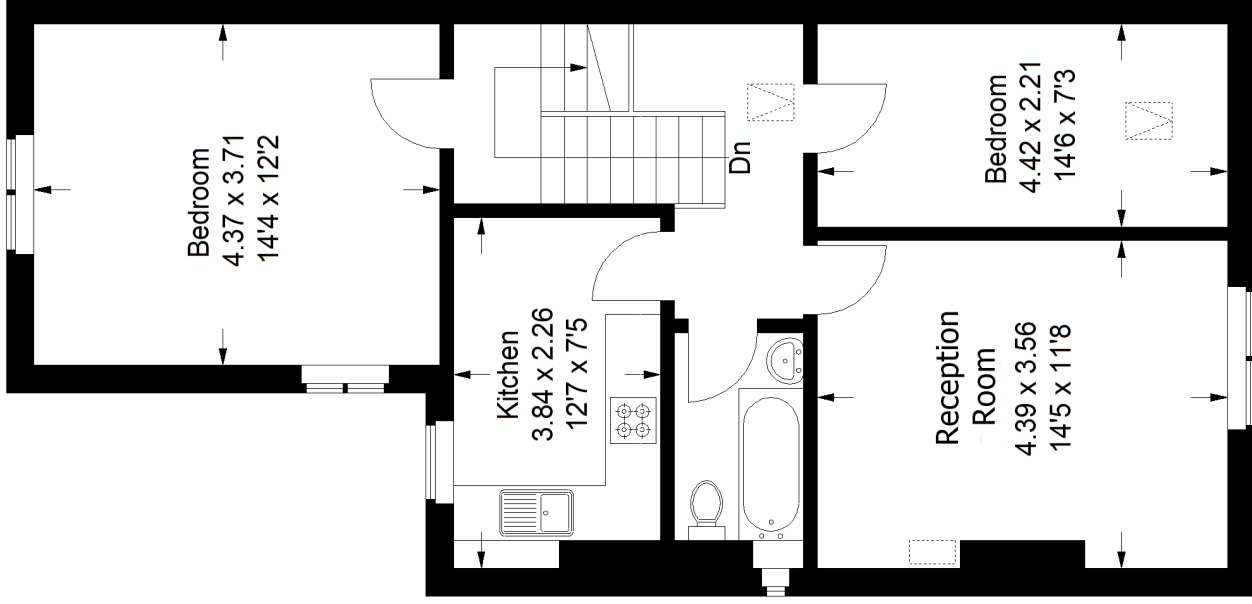
Early viewings are recommended.

EPC: D | Council Tax Band: C | Lease Term Remaining: 86 Years | GR: TBC | SC: £50 pcm | BI: TBC



Floorplan

Holmdene Avenue, SE24
 Approximate Gross Internal Area
 67.6 sq m / 728 sq ft



First Floor

Second Floor

 = Reduced headroom below 1.5 m / 5'0"

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	75 C
39-54	E		
21-38	F		
1-20	G		

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