



Railton Road, SE24
£6890,500

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In general

- Own entrance
- Immaculately presented throughout
- Spacious reception open to stylish kitchen
- Two double bedrooms
- Bathroom & separate wc
- Close to transport links

In detail

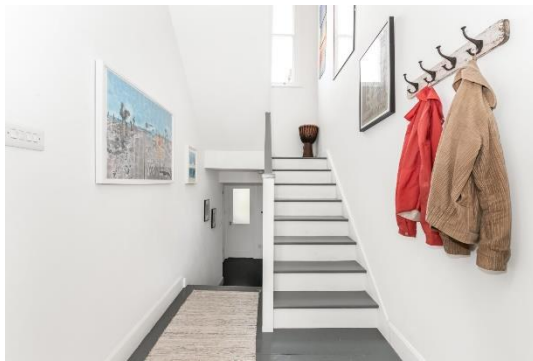
Internal viewing is essential to appreciate the accommodation offered within this split level maisonette on Railton Road.

The property is immaculately presented throughout and the property further benefits from having its own entrance. The accommodation comprises a spacious reception room with two large sash windows to the front, there are built-in shelves to make the most of the alcoves, the kitchen area comprises a stylish range of wall & base units, integrated fridge/freezer, built-in seating area with storage below, and ample space to dine.

The principle bedroom has large windows to the front and a stylish range of hand-built wardrobes & overhead cupboards span one whole wall, the second bedroom is also a large double. On the lower level half landing there are three storage cupboards (one housing the boiler & washing machine) and a bathroom with modern suite, and a separate wc. There are two attic spaces providing ample storage.

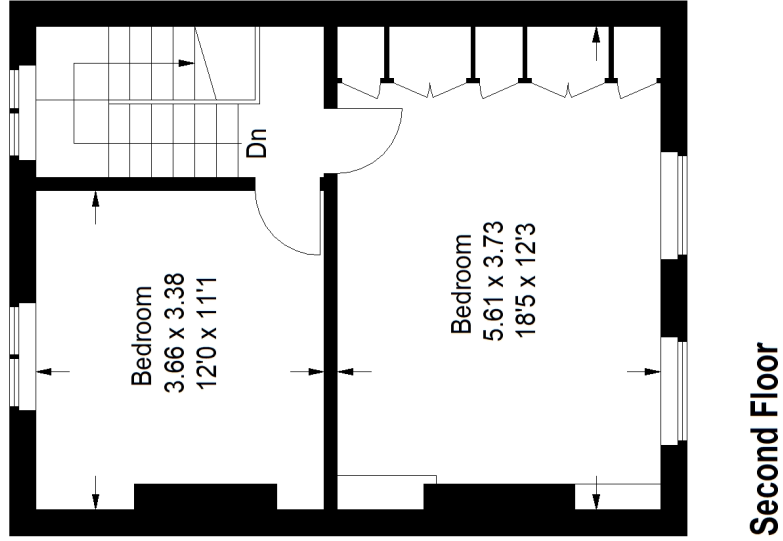
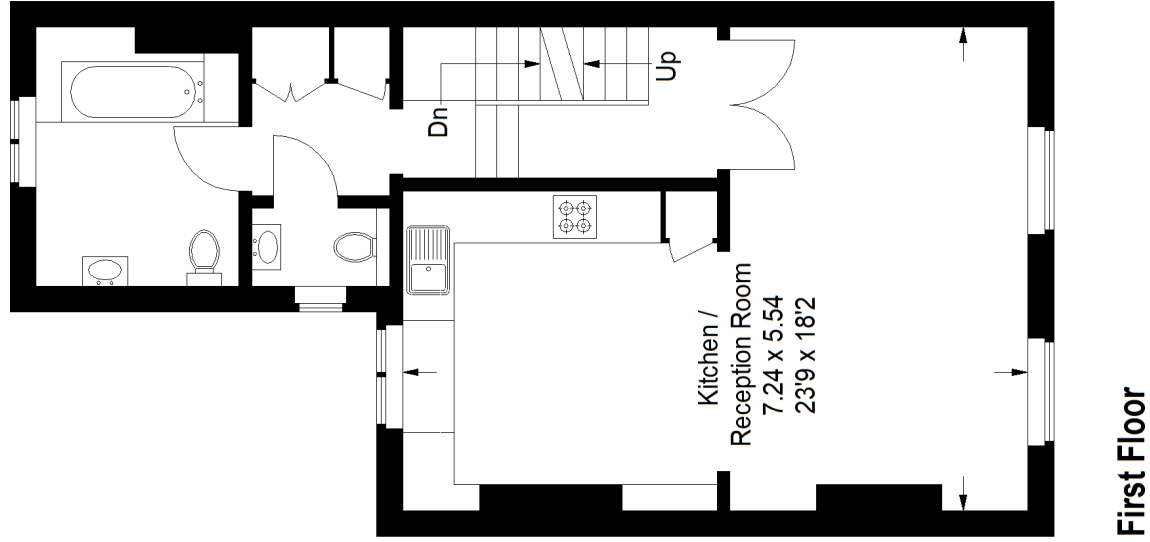
Railton Road is a low traffic zone and the property is equidistant to both Herne Hill & Brixton centres. Central Herne Hill offers a popular selection of restaurant & shopping amenities, railway station (London Victoria, & London Blackfriars) and the vast expanse of Brockwell Park with its cafe & lido. Brixton centre offers an eclectic range of restaurant & shopping amenities, the Ritzy cinema and both railway & tube station.

EPC: C | Council Tax Band: C | Lease Term Remaining: 87 Years | SC: As & when | GR: £10 | BI: TBC



Floorplan

Railton Road, SE24
 Approximate Gross Internal Area
 100.9 sq m / 1086 sq ft



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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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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