



Elmwood Road, SE24 | £475,000

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In General

- Garden flat
- Spacious reception room
- Good sized kitchen
- Basement storage
- Private paved garden
- Close to transport links

In Detail

An opportunity to live within the North Dulwich Triangle area of Herne Hill. We are delighted to offer this 1 double bedroom garden flat on Elmwood Road, a quiet residential road moments from the delightful Sunray Avenue park.

The property has been recently redecorated & carpeted throughout and comprises a spacious reception room with 3 large windows to front, good sized kitchen with a stylish range of wall & base units and access to garden, the double bedroom also benefits from french doors to the paved garden, and there is a neutral bathroom suite. The rear garden is paved with flower/shrub borders.

Elmwood Road is a sought after tree-lined road, there are a selection of everyday shopping amenities on Half Moon Lane, and central Herne Hill offers a popular selection of restaurant & shopping amenities and the vast expanse of Brockwell Park with its cafe & lido. The property is served by both Herne Hill (Victoria, Thameslink, Blackfriars) and North Dulwich (London Bridge) railway stations, and local buses traverse nearby roads.

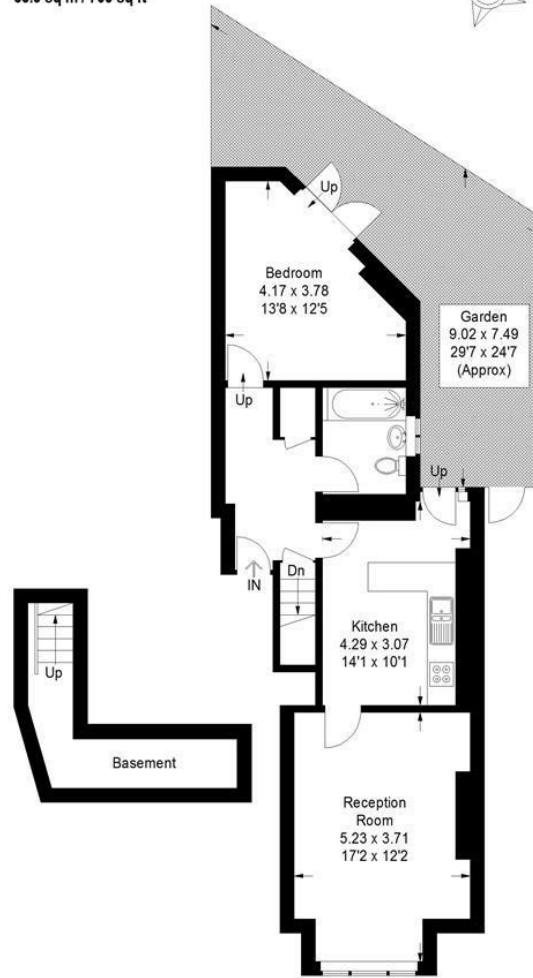
EPC: D | Council Tax Band: C | Lease: 91 years remaining | SC: £600 pa | GR: £10 pa | Buildings Insurance: Included in SC



Floorplan

Elmwood Road, SE24

Approximate Gross Internal Area
66.9 sq m / 709 sq ft



Basement

Ground Floor

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	