



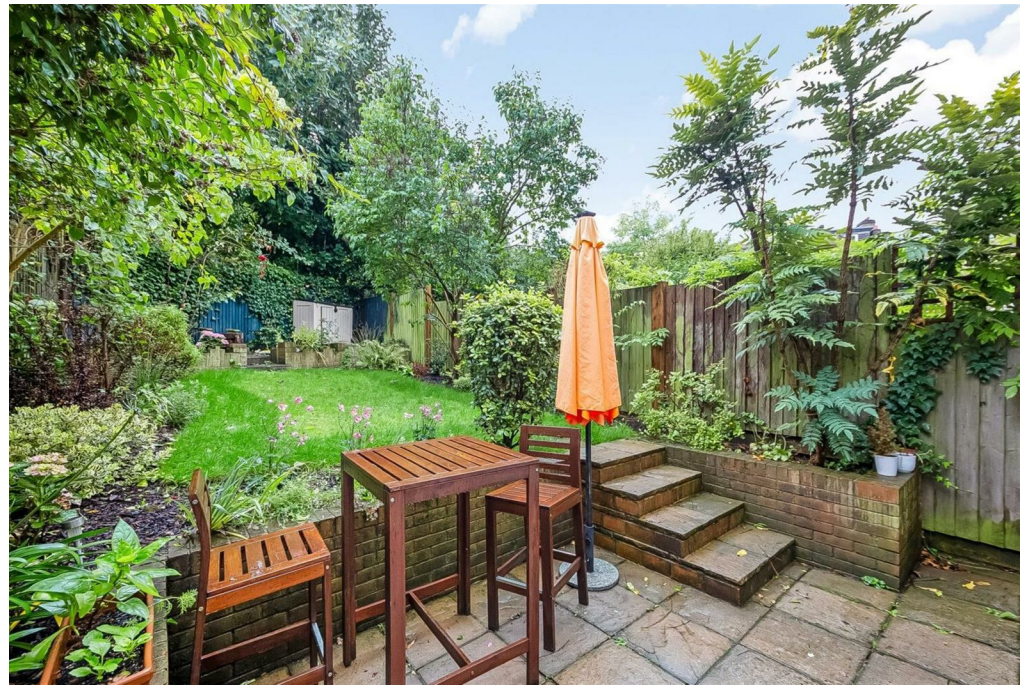
Elmwood Road, SE24 9NU

£750,000

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We live local



In General

- North Dulwich Triangle location
- Large reception room
- 2 bedrooms
- Quiet residential road
- Access to Sunray Gardens
- Chain Free

In Detail

We are delighted to bring to the market for the first time in 30 years, this 2-bedroom garden flat on Elmwood Road, SE24.

The property is in a highly sought after residential road within the 'North Dulwich Triangle' area of Herne Hill which is neutrally decorated throughout, with large windows affording plenty of natural light.

Sold with Share of Freehold, the accommodation comprises a bright reception room to the rear of the building, feature fire surround, cornicing, ample space to dine and windows & doors overlooking the private rear garden. The primary bedroom is to the front of the building with a large bay window and fitted wardrobes, second bedroom, kitchen & bathroom. The rear garden, which is not overlooked to the rear, has a paved patio area then steps lead up to the lawned area with mature tree & shrub borders. There is a private side entrance with a paved side area. The property is situated at the "no through road" end of Elmwood Road and opposite the delightful Sunray Gardens park.

Both Herne Hill (Victoria, Thameslink, Blackfriars) and North Dulwich (London Bridge) railway stations serve the location. Central Herne Hill offers a popular selection of restaurant & shopping amenities, and the vast expanse of Brockwell Park with its lido & cafe is accessible.

Early viewings are highly recommended. The property is offered to the market with no onward chain.

EPC: D | Council Tax Band: C | Lease: 112 years remaining | SC: Nil | GR: TBC | Buildings Insurance: TBC

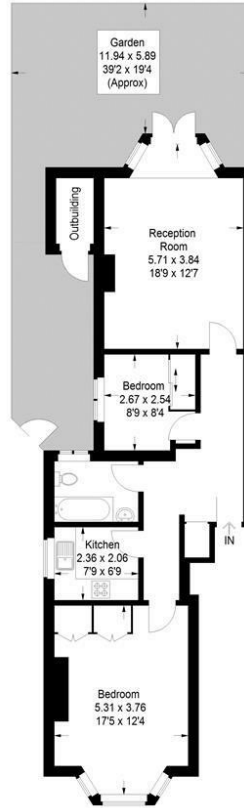
EPC: | Council Tax Band: C



Floorplan

Elmwood Road, SE24

Approximate Gross Internal Area
(Excluding Outbuilding)
69.6 sq m / 749 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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		

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