



Kestrel Avenue, SE24 | £695,000

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# In General

- Garden flat
- Reception with bay window
- Two bedrooms
- Modern kitchen
- Popular location
- Close to transport

# In Detail

We are delighted to offer to the market this two bedroom garden flat on Kestrel Avenue, a highly desirable residential road in central Herne Hill SE24.

The property is neutrally decorated throughout, the reception room has a large bay window to the front, cornicing, ceiling rose, picture rail, and painted floorboards.

The kitchen has a stylish range of wall & base units, inset round bowl sink to the corian worktops, plumbing for dishwasher, window and door to the rear garden. The principle bedroom has a built-in triple doored wardrobe and directly overlooks the garden, there is a good-sized second bedroom, and bathroom.

The private garden has a paved area then steps lead up to the 46 ft garden which is mainly laid to lawn with shrub borders and is not overlooked to the rear.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its lido & cafe.

EPC: D | Council Tax Band: C | Lease: 171 years remaining | SC: £ 230 pa | GR: Incl. in SC | BI: £621.92 pa



# Floorplan

Kestrel Avenue



Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	77
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales	
EU Directive 2002/91/EC	

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