



Sunset Road, SE5 | Guide Price £950,000

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In General

- Terraced house
- Open-plan living
- Two double bedrooms & study
- Stylish kitchen
- Good-size reception
- Integral courtyard garden
- Moments from Ruskin Park
- Close to transport links

In Detail

A rare opportunity to purchase this two double bedroom terraced house on Sunset Road SE5. The property has been refurbished, has solid Oak flooring throughout the whole of the ground floor, and is immaculately presented.

As you enter the front door the entrance hall has a large range of shelving to one wall, there is ample room for desk areas for working from home, the open-plan reception/kitchen/dining areas are great for socialising and entertaining. The kitchen has a stylish range of wall & base units, integrated oven & hob, and plumbing for both washing machine and dishwasher. The spacious dining area has bi-fold doors to the courtyard garden. To the rear of the property is a 16'7 ft x 13'7 ft reception room with feature built-in shelving spanning one whole wall and again access via bi-fold doors to the garden. The ground floor also gives access to one of the double bedrooms (with an en-suite wc).

On the first floor is the principal bedroom with windows and double doors to rear, and built-in double wardrobe. There is also a family bathroom and a study room.

The rear garden is fully paved, and has adequate space for a table & chairs.

Sunset Road is set only moments from the vast expanse of Ruskin Park with its tennis courts, childrens play area, paddling pool and bandstand. Services at Denmark Hill station are operated by London overground (on the Windrush line), Southeastern and Thameslink. North Dulwich station offers access to London Bridge. Various bus routes traverse nearby roads.

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.

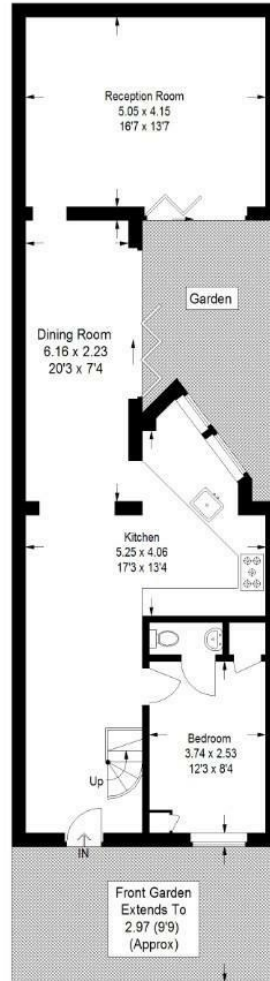
EPC: D | Council Tax Band: D



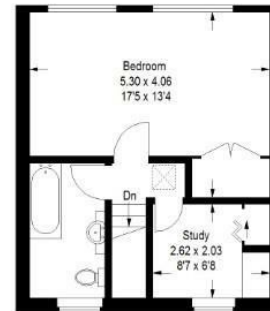
Floorplan

Sunset Road, SE5

Approximate Gross Internal Area
111.9 sq m / 1204 sq ft



Ground Floor



First 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	
102 plus) A	84
76(41) B	
69(40) C	
55(48) D	
39(54) E	
21(38) F	
1(20) G	
59	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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