



Elmwood Road, SE24 | £450,000

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In General

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

In Detail

A one double bedroom garden flat for sale on Elmwood Road, within the North Dulwich Triangle area of Herne Hill, SE24 which is moments from the delightful Sunray Avenue park.

The property has been recently redecorated & carpeted throughout and comprises a spacious reception room with three 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.

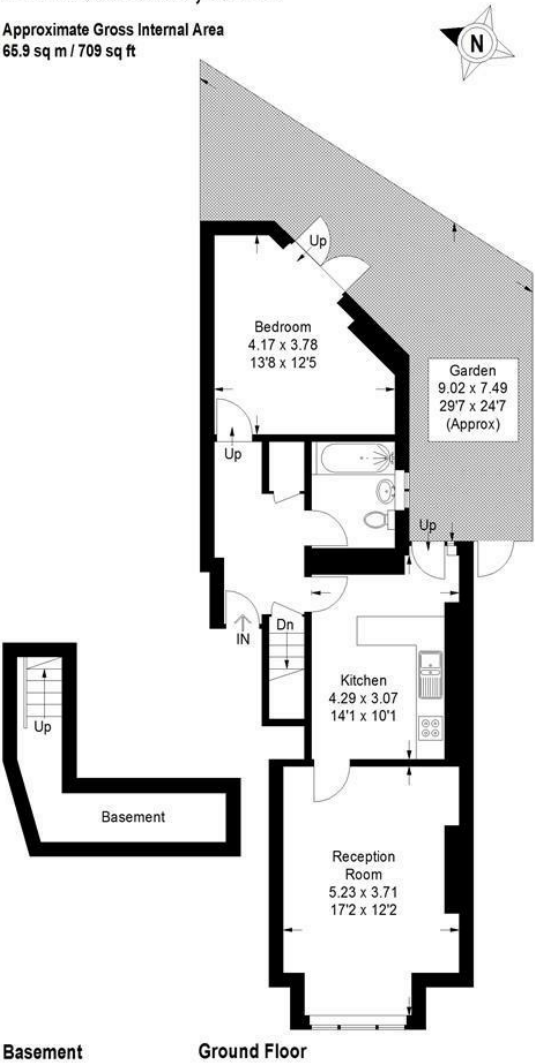
EPC: D | Council Tax Band: C | Lease: 91 years remaining | SC: £600 pa | GR: £10 pa | BI: Incl in SC



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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
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	

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