



Kestrel Avenue, SE24
£525,000

0208 702 9555
pedderproperty.com

pedder



In general

- Chain Free
- Bright reception room
- Stylish kitchen
- Two double bedrooms
- Bathroom
- Central location
- Share of Freehold

In detail

Offered to the market Chain Free is this two double bedroom split level conversion flat on Kestrel Avenue, a popular tree-lined residential road in Herne Hill.

The accommodation comprises a bright reception room with bay window to front, cast iron fire surround, and built-in shelving to both alcoves, the kitchen offers a modern selection of wall & base units and integrated oven & hob, there are two double bedrooms and bathroom.

Kestrel Avenue is a sought after location with easy access to central Herne Hill with its popular selection of shopping & restaurant amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its cafe & lido.

Early viewings are highly recommended.

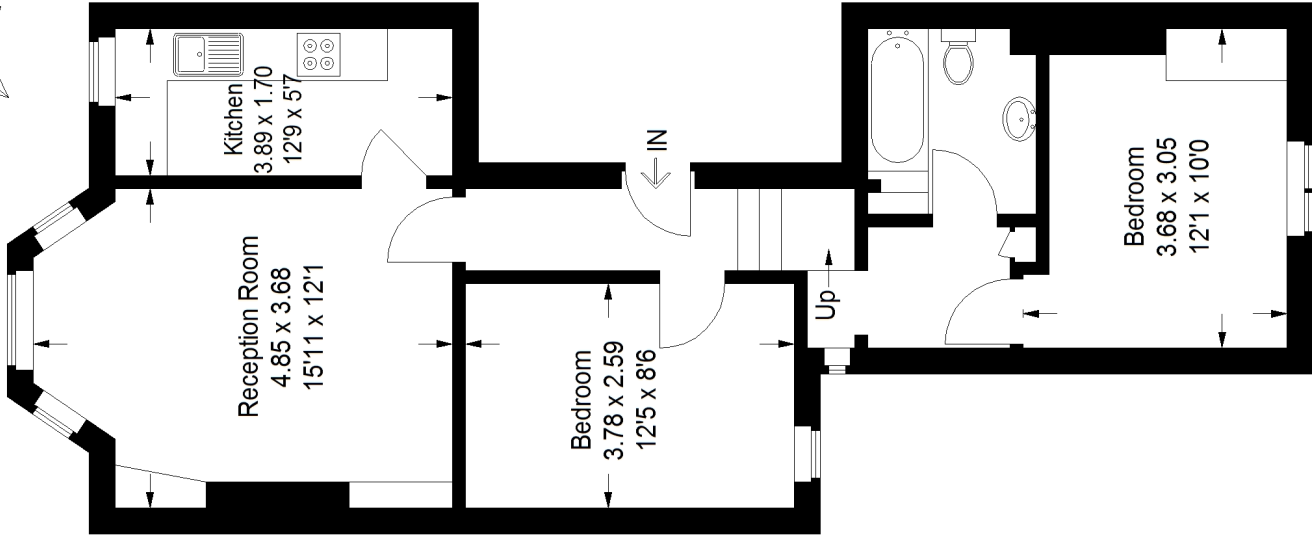
EPC: D | Council Tax Band: C | Lease Term Remaining: TBC | SC: £2,000 | GR: Nil | BI: £1,000



Floorplan

Kestrel Avenue, SE24

Approximate Gross Internal Area
57.9 sq m / 623 sq ft



First Floor

Copyright www.pedderproperty.com © 2024
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.