



Kestrel Avenue, SE24
Offers in excess £500,000

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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.

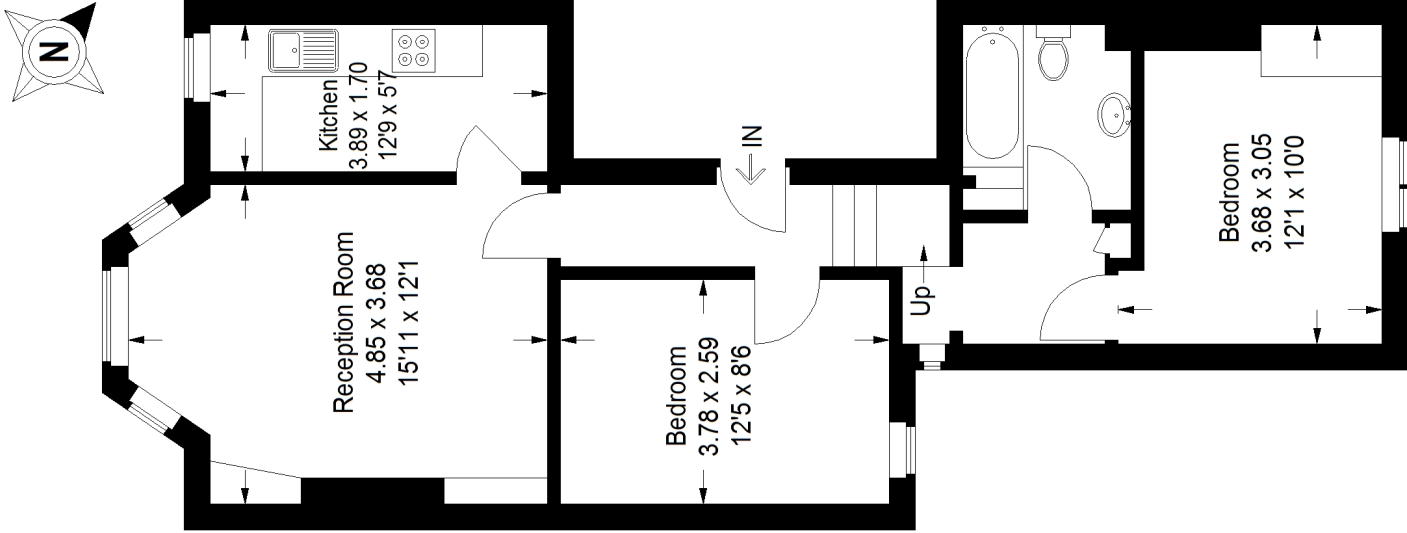
EPC: D | Council Tax Band: C | Lease Term Remaining: TBC | SC: £2,000 | GR: Nil | BI: £1,000



Floorplan

Kestrel Avenue, SE24

Approximate Gross Internal Area
57.9 sq m / 623 sq ft



First Floor

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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.

| 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 | | |

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