



Wyneham Road, SE24 | £725,000

02087029555

hernehill@pedderproperty.com

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In General

- 'North Dulwich Triangle'
- Two bedroom garden flat
- Spacious lounge
- Kitchen/dining room
- Bathroom & storage cellar
- Close to transport links
- Chain Free

In Detail

A wonderful opportunity to acquire a lovely two bedroom garden flat nestled within the 'North Dulwich Triangle' area of Herne Hill.

Situated in a quiet, tree-lined road, the property is in close proximity to the amenities of Sunray Gardens. The property is offered to the market Chain Free.

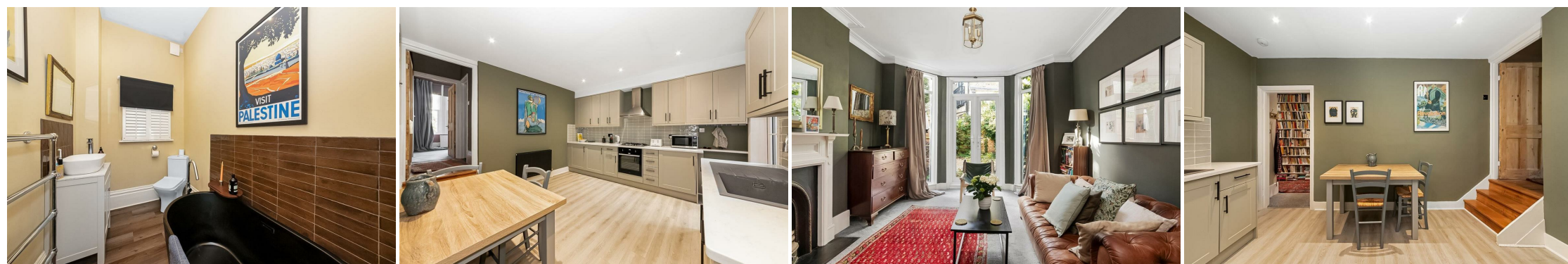
The flat is immaculately presented throughout and comprises a spacious reception room with feature fireplace, together with double glazed windows and doors leading to a private garden. The newly installed kitchen has a stylish range of wall & floor units and integrated appliances. There is ample room for a large dining table and double doors lead to the side return.

The main bedroom has a large window to front and a full wall of built-in wardrobes and cupboards. The property offers a second bedroom and cellar storage. The recently installed bathroom has a free- standing bath with tiled splash back, low level wc, wash basin and vanity unit and a heated towel rail.

The south-west facing garden has a paved path to the side and rear and a raised, gravelled area for al-fresco dining and entertaining. There are mature flower and shrub borders and secure gated access to the side of the building. The garden to the front belongs exclusively to the property.

Herne Hill centre has a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its lido & cafe. North Dulwich railway station also serves the location (London Bridge) and local buses traverse nearby roads.

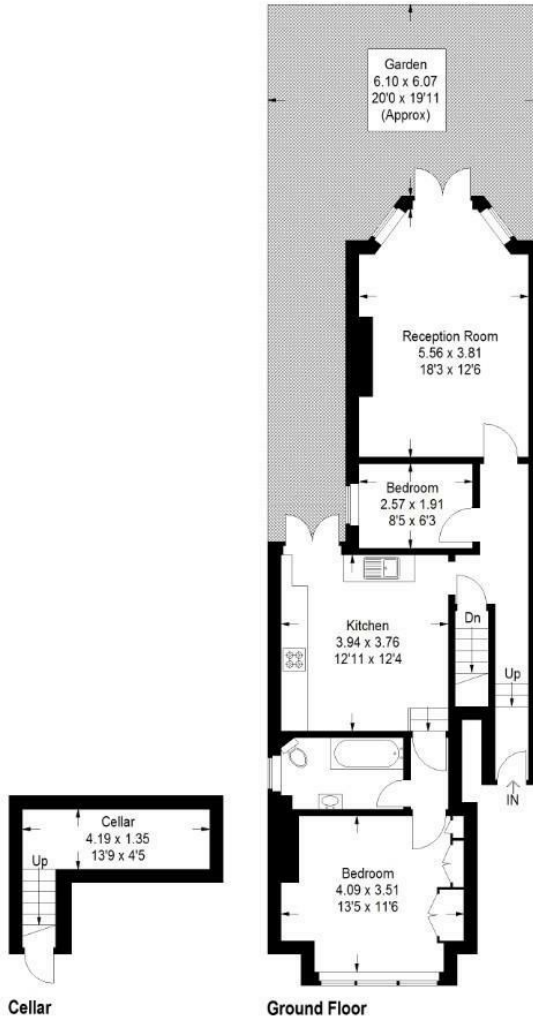
EPC: D | Council Tax Band: C | Lease Term Remaining: 93 Years | GR: £10 pa | SC: £670.33 pa | BI: Incl in SC



Floorplan

Wyneham Road, SE24

Approximate Gross Internal Area
80.6 sq m / 868 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1247370)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	68 → 75
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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