

207 Railton Road, London, SE24 0LX

Guide Price £775,000

EPC Rating: D Council Tax Band: E

# Avrasons

Est. 1965



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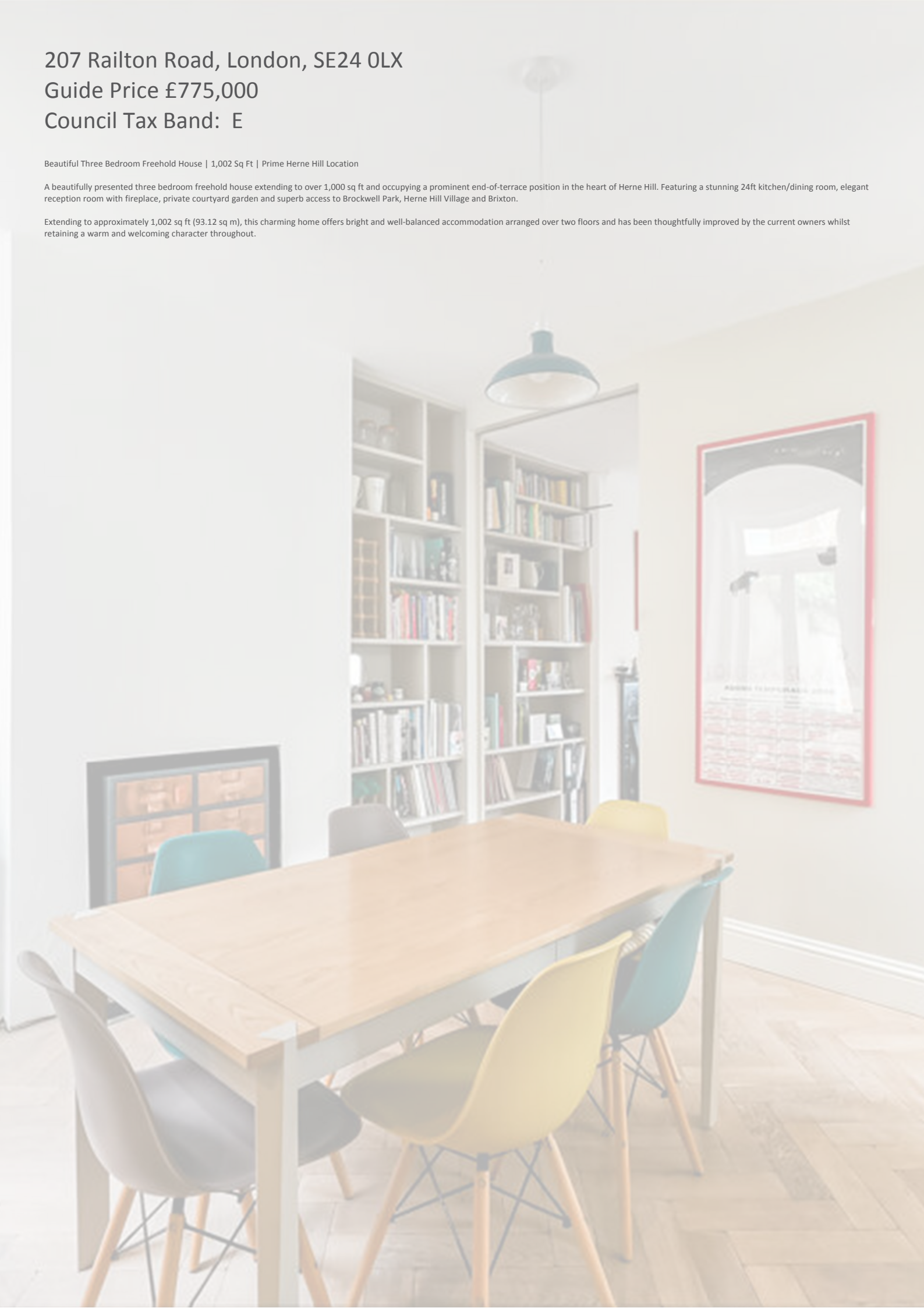
Guide Price £775,000

Council Tax Band: E

Beautiful Three Bedroom Freehold House | 1,002 Sq Ft | Prime Herne Hill Location

A beautifully presented three bedroom freehold house extending to over 1,000 sq ft and occupying a prominent end-of-terrace position in the heart of Herne Hill. Featuring a stunning 24ft kitchen/dining room, elegant reception room with fireplace, private courtyard garden and superb access to Brockwell Park, Herne Hill Village and Brixton.

Extending to approximately 1,002 sq ft (93.12 sq m), this charming home offers bright and well-balanced accommodation arranged over two floors and has been thoughtfully improved by the current owners whilst retaining a warm and welcoming character throughout.

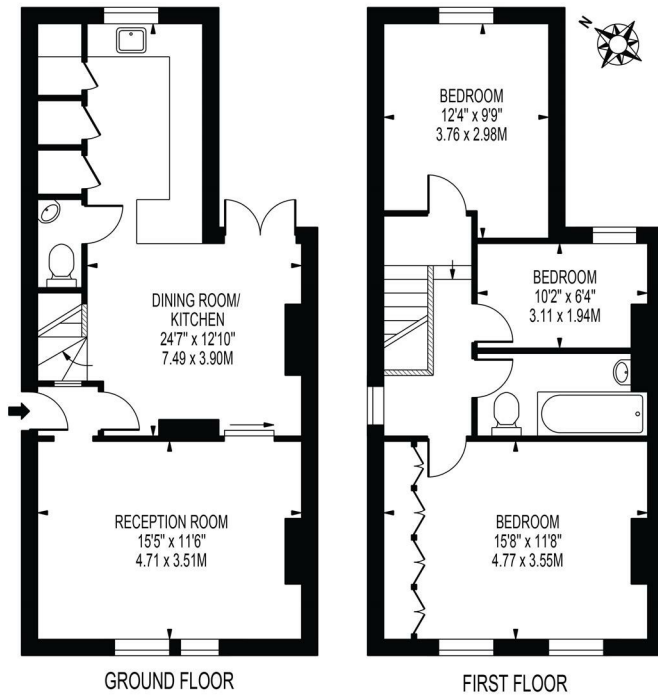




16-18 Brixton Road  
 London  
 Oval  
 SW9 6BU  
 02075824011 - Option  
 sales@avrasons.co.uk

## RAILTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1002 SQ FT - 93.12 SQ M



GROUND FLOOR

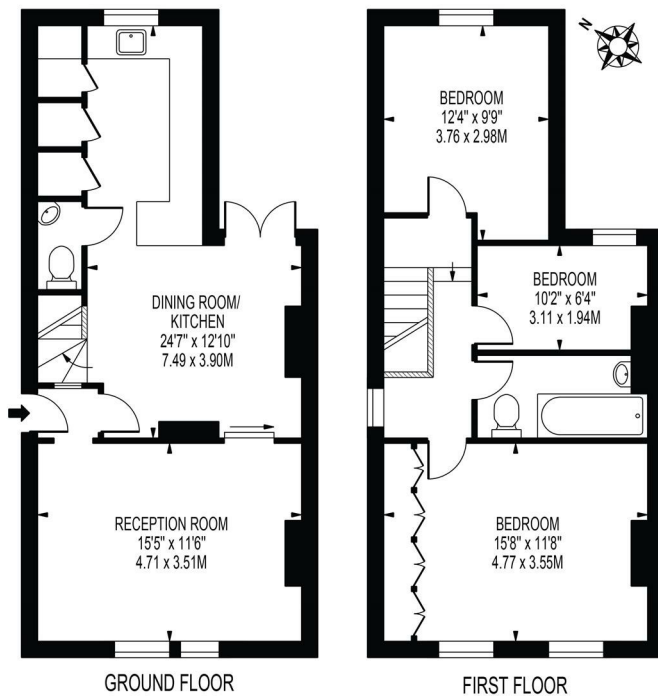
FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	