



Mayall Road SE24
£950,000

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In general

- Offered chain free
- Three double bedrooms
- Double reception room
- Family bathroom
- Bay window
- Plenty of storage
- Close to excellent transport links

In detail

Offered Chain Free is this three double bedroom Victorian terraced house for sale on Mayall Road SE24, a tree-lined residential road in Herne Hill.

This delightful property offers many period features befitting of a Victorian built property, which include a working marble fireplace in the reception room, original doors & windows, skirting boards, cast iron stairs & posts and stained parquet flooring throughout the ground floor. The accommodation comprises a double open plan reception room with large bay window to front and square arch to the dining area great for entertaining guests, a family bathroom with free standing 'ball & claw' double ended bath and a double shower cubicle, separate WC and the potential to convert the loft and basement (subject to planning consents) which neighbouring properties have undertaken. On the lower level is a spacious kitchen with space for an eating area with a range of base units, space for range oven and windows & door to the garden, on this lower level are two bonus rooms providing useful storage and an extra generous space for utilities and laundry, on the upper level is the principal bedroom with two sash windows to front allowing for light to flood the room, built-in bespoke wardrobes and drawers to both alcoves, a further two double bedrooms, and separate WC. The rear garden has a convenient paved patio leading to stairs up to the main garden area which is mainly laid to lawn with a vast array of beautiful shrubs and plants to include a mature holly & acer, roses and climbers.

Mayall Road is a popular residential road within easy distance of the popular restaurant & shopping amenities that Herne Hill has to offer, together with the railway station (Victoria/Thameslink/Blackfriars) and the vast expanse of Brockwell Park with its lido & café. Brixton centre with its railway, tube and large array of restaurants & shops is equidistant.

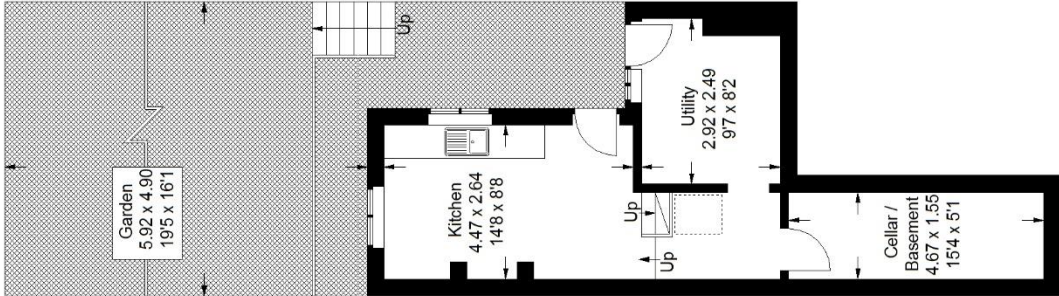
Early viewings are highly recommended. EPC: D.



Floorplan

Mayall Road SE24

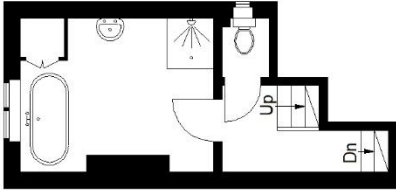
Approximate Gross Internal Area
Lower Ground Floor = 32.1 sq m / 346 sq ft
Ground Floor = 32.5 sq m / 350 sq ft
First Floor = 14.7 sq m / 158 sq ft
Second Floor = 46.5 sq m / 501 sq ft
Total = 125.8 sq m / 1355 sq ft



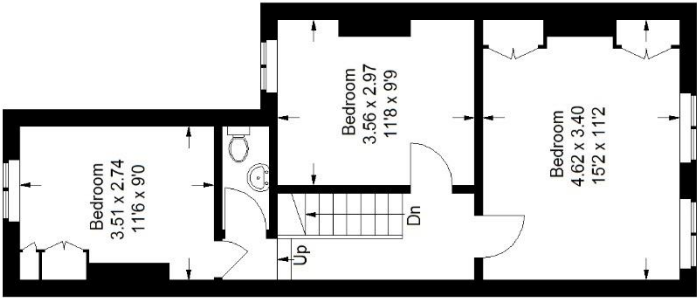
Lower Ground Floor

□ = Reduced headroom below 1.5 m / 5'0

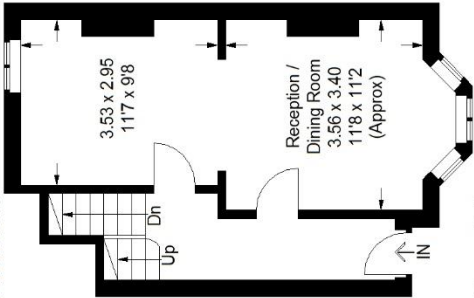
First Floor



Second Floor



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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