



Woodquest Avenue SE24
Guide Price £785,000 - £825,000

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In general

- Townhouse
- Three Bedrooms
- Open Plan Kitchen Lounge
- Private Garden
- integral garage
- Off Street Parking
- Good Transport Links

In detail

An opportunity to purchase this 3 bedroom three storey townhouse for sale on Woodquest Avenue, a popular residential tree-lined road in Herne Hill SE24.

The property is ideal for those wanting to 'stamp their own style' on a property and offers flexibility in the layout. The current layout comprises entrance hall, downstairs wc, bedroom 3, utility giving access to the rear garden, on the first floor a kitchen area and dining area leading through to a spacious reception room with windows overlooking the front, on the top floor are 2 double bedrooms and bathroom.

The property further benefits from an integral garage and off-street parking for 1 car to the front. The rear garden is mainly laid to lawn with mature shrub and tree borders. Central Herne Hill offers a popular range of restaurant and shopping amenities, railway station (Victoria, Blackfriars, Thameslink) and access to the vast expanse of Brockwell Park with its cafe and lido.

Chain Free.

EPC: E.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Floorplan

Woodquest Avenue, SE24

Approximate Gross Internal Area

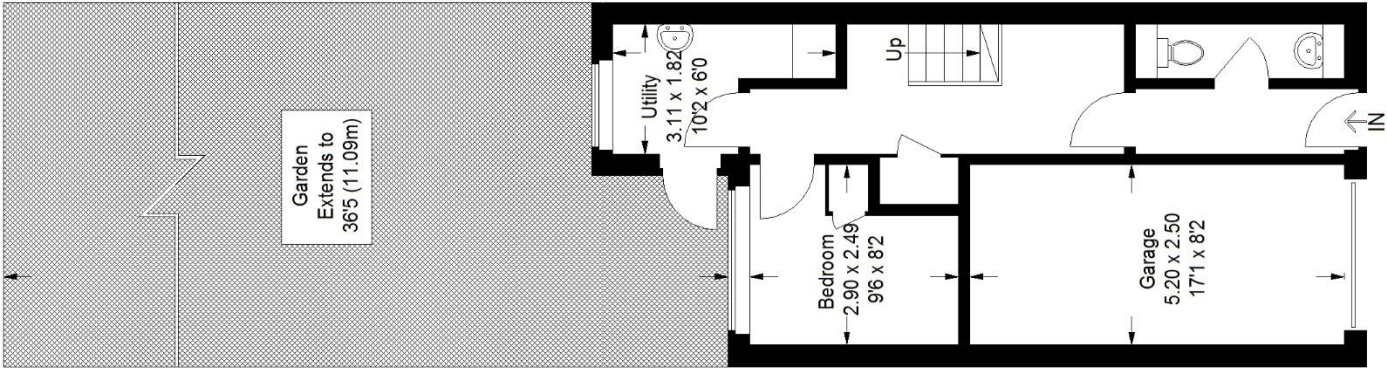
Ground Floor = 26.3 sq m / 283 sq ft

First Floor = 36.7 sq m / 395 sq ft

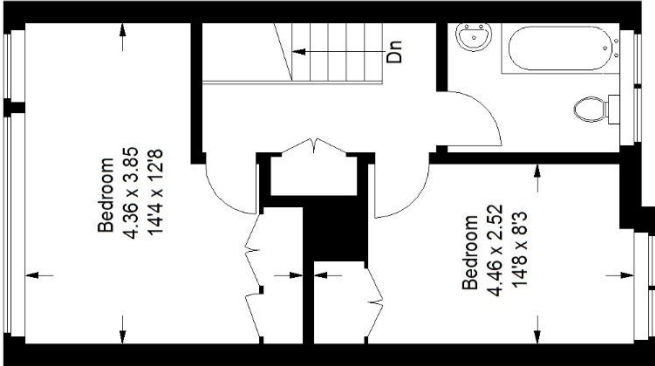
Second Floor = 37.0 sq m / 398 sq ft

Garage = 13.2 sq m / 142 sq ft

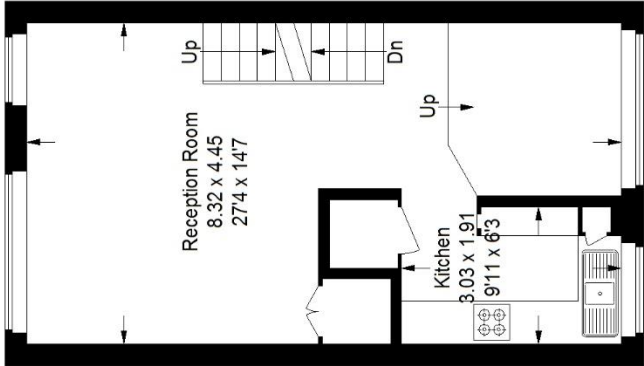
Total = 113.2 sq m / 1218 sq ft



Ground Floor



Second Floor



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,
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