



Frankfurt Road, SE24
Guide £1,250,000

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In general

- 'North Dulwich Triangle' location
- Sought after road
- Double reception room
- Extended kitchen/dining room
- Three double bedrooms
- Family bathroom & en-suite
- South-West facing garden
- Close to transport links

In detail

A delightful three double bedroom, two bathroom mid-terrace house on Frankfurt road, a sought after residential road within the 'North Dulwich Triangle'.

Having been extended and refurbished throughout this home is ready to move into.

The front reception room has a lovely bay window and feature fireplace, mid reception room with ample space to dine or work from home, the modern kitchen has a good range of wall & base units and lovely bi-fold doors lead directly to then garden.

On the first floor are two double bedrooms and bathroom, and the principal bedroom on the top floor has an en-suite bathroom.

The low maintenance South-Westerly aspect rear garden is mainly decked with well established flower & shrub borders. Frankfurt Road is a popular location for families with the delights of Sunray Gardens a short distance away.

Central Herne Hill offers a great range of shopping & restaurant amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its cafe & lido.

The property is also served by North Dulwich station (London Bridge).

Early viewings are highly recommended.

EPC: C | Council Tax Band: E



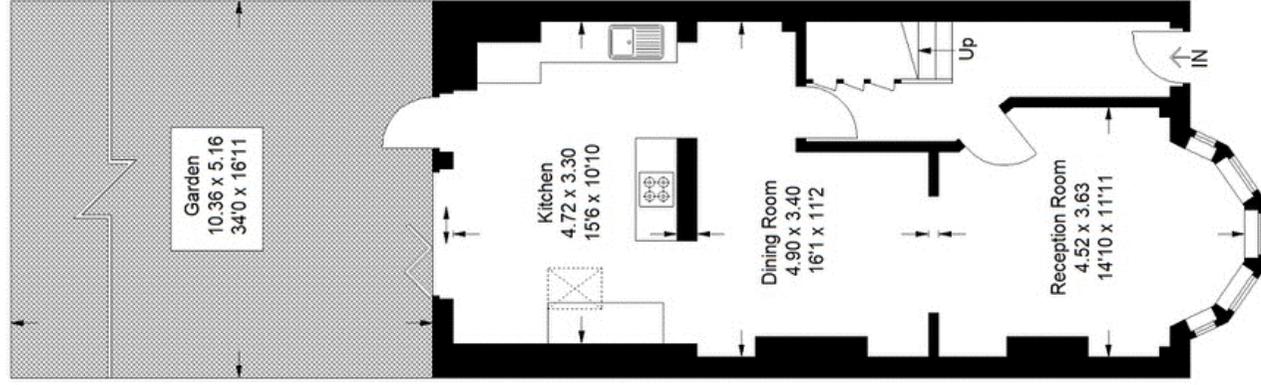
Floorplan

Frankfurt Road, SE24

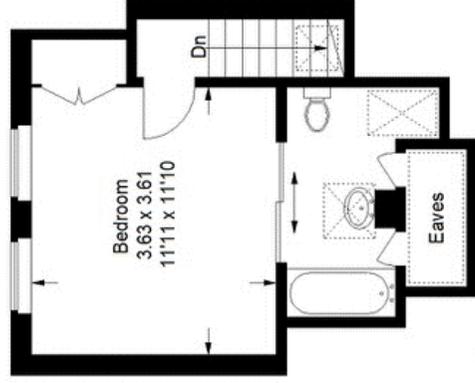
Approximate Gross Internal Area
Ground Floor = 54.6 sq m / 588 sq ft
First Floor = 41.7 sq m / 449 sq ft
Second Floor (Excluding Eaves) = 25.3 sq m / 272 sq ft
Total = 121.6 sq m / 1309 sq ft



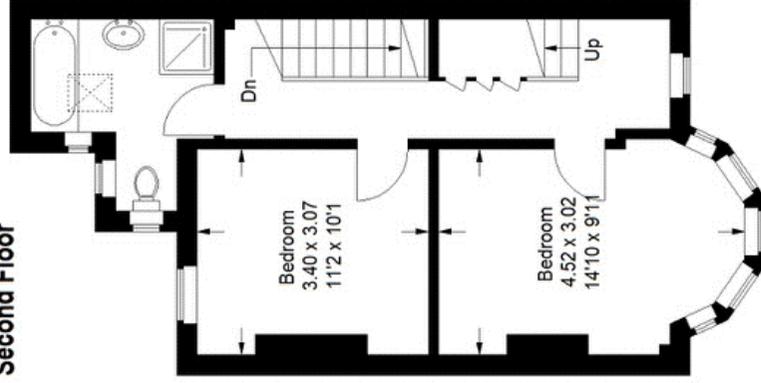
 = Reduced Headroom Below 1.5 M / 5'0"



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, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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