



Elfindale Road SE24
Guide Price £725,000

0208 702 9555
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In general

- Private south facing garden
- Spacious kitchen/reception
- Two double bedrooms
- North Dulwich triangle location
- Close to transport links
- Offered chain free
- Long lease

In detail

An immaculately presented two double bedroom garden flat within the 'North Dulwich Triangle' area of Herne Hill.

The property is neutrally decorated throughout, has brand new fitted carpets, stripped floorboards in the kitchen/reception room. The accommodation comprises a stylish kitchen with a range of wall & base units, integrated oven & hob, fridge/freezer, washing machine and the spacious reception room has double doors and sidelight windows overlooking the rear garden.

The principal bedroom has modern shutters to the large sash windows, built in shelving to alcove, second double bedroom, large double storage cupboard in the hallway, bathroom comprises bath with rose head shower, low level wc and wash hand basin. There is a delightful South facing rear garden which is mainly laid to lawn with flowers, shrubs borders, Olive and fruit trees.

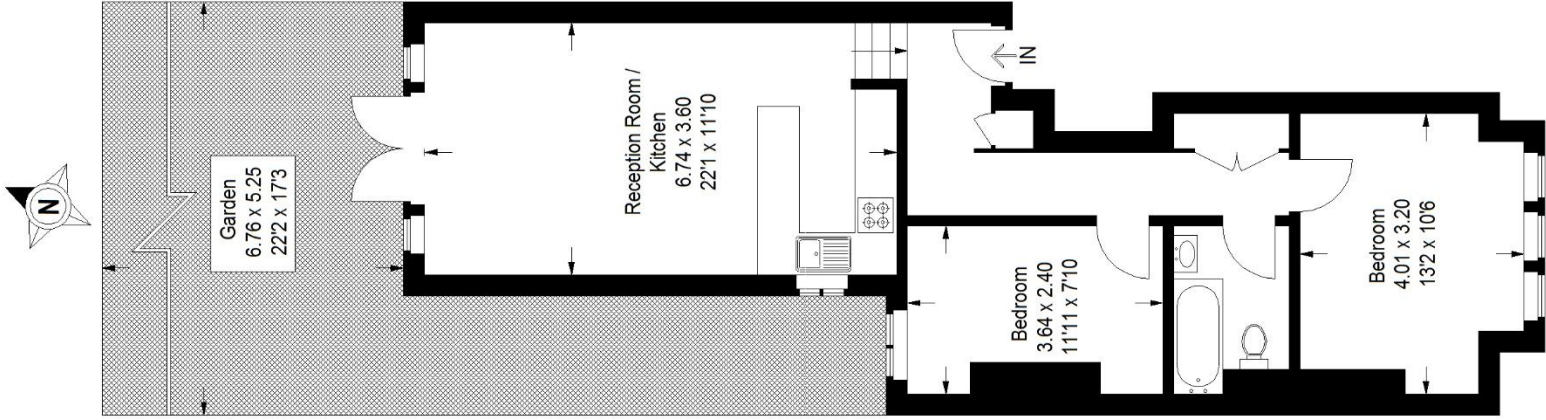
Elfindale Road is a sought after residential road served by both North Dulwich (London Bridge) and Herne Hill (Victoria, Thameslink, Blackfriars) railway stations. Central Herne Hill offers a popular range of restaurants, shopping amenities, and the delights of Brockwell Park with its lido & cafe.

EPC: D | Council Tax Band: C | Lease: 168 Years Remaining | BI: £629.98 PA | GR: Peppercorn



Floorplan

Elfindale Road, SE24
Approximate Gross Internal Area
60.2 sq m / 648 sq ft



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		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		

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