



Effra Parade SW2
£975,000

0208 702 9555
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In general

- Short distance to Brockwell Park
- Chain free
- Period property
- Three double bedrooms
- Easy access to local transport

In detail

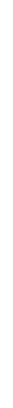
We are pleased to bring to the market a delightful three bedroom terraced house, a short distance from Brockwell Park, now available to purchase with no onward chain.

The property is set over two stories, with visitors welcomed by the double reception room, boasting two feature cast iron inset fireplaces and sash windows to both the front and the rear allowing for light to flow through the property.

The ground floor also comprises an under-stair wc, well-appointed kitchen with integrated appliances and double doors leading out to the private garden with both paved and lawn areas. The first floor, showing off it's exposed wood floorboards, provides the three double bedrooms, the largest of which being the master bedroom at the front of the property, and the family bathroom containing a bath, rose head shower and a wall mounted basin.

Central Herne Hill offers a popular selection of restaurant and shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the delights of Brockwell Park with its cafe and lido. Brixton centre with its railway and tube is also accessible.

EPC: D



Floorplan

Effra Parade, SW2

Approximate Gross Internal Area

Ground Floor = 56.9 sq m / 612 sq ft

First Floor = 49.3 sq m / 531 sq ft

Total = 106.2 sq m / 1143 sq ft



First 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		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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