



Railton Road, SE24
OIEO £770,000

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In general

- Stunning duplex apartment
- Three double bedrooms
- Contemporary living space
- Share of freehold
- Private rear garden
- Easy Access to Train / Tube Transport

In detail

A stunning 1247 sq ft, three bedroom duplex apartment for sale arranged on the ground and lower ground floors of this attractive four storey house.

The vast reception space is fantastic for those who love to entertain, with engineered wood flooring throughout and a bi-fold window and doors to the private rear garden adding more depth to the property.

On the ground floor are the three bedrooms and family bathroom, and the lower ground offers a shower/utility room, and the kitchen/breakfast room.

Directly leading from the reception is a patio with steps up to the garden which is mainly laid to lawn.

The property offers convenient access to Herne Hill (Mainline) & Brixton stations (Brixton Tube -Victoria Line) serving central London and the delights of Brockwell Park are close by. A popular selection of restaurant shopping amenities can be found in Herne Hill centre.

EPC: C | Lease Term Remaining: 985 Years | Building insurance: £500 pa approx.



Floorplan

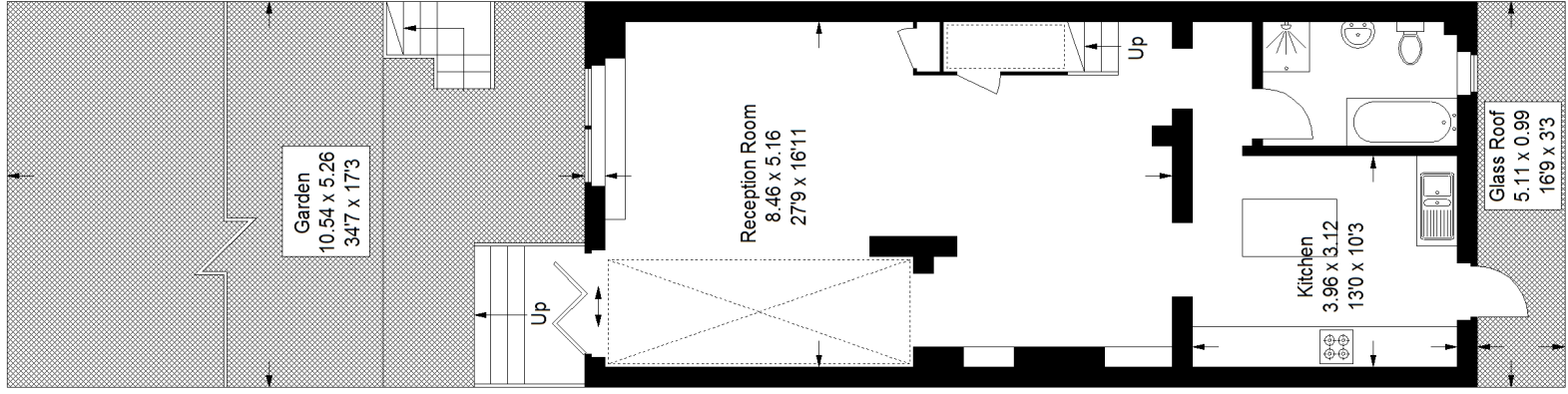
Railton Road, SE24

Approximate Gross Internal Area

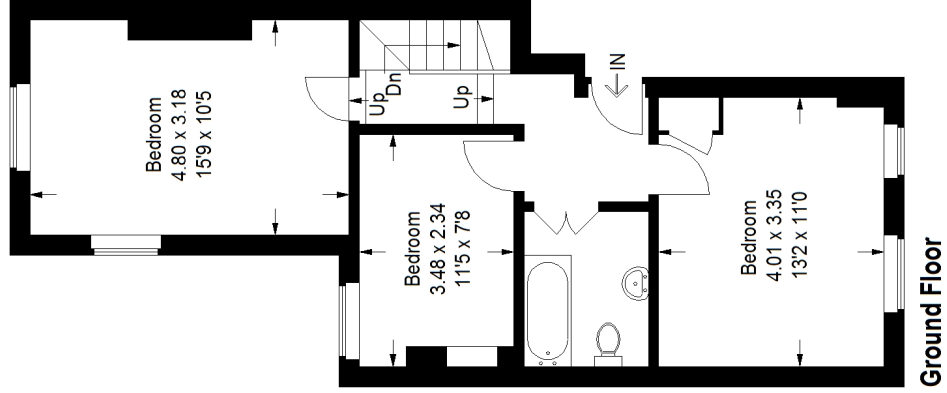
Basement = 65.9 sq m / 709 sq ft

Ground Floor = 50.0 sq m / 538 sq ft

Total = 115.9 sq m / 1247 sq ft



 = Reduced headroom below 1.5 m / 5'0



Ground Floor

Basement

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

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