



Guernsey Grove SE24
Offers in the region of £600,000

0208 702 9555
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In general

- Private Garden
- Close proximity to Brockwell Park
- Open plan kitchen/living room
- Two bedrooms
- Desirable residential road

In detail

We are delighted to offer to the market this two bedroom Garden flat for sale on Guernsey Grove, a tree-lined residential road in Herne Hill SE24.

The accommodation comprises open plan reception/kitchen with a range of wall units incorporating an integrated fridge and oven & hob, ample space to dine, feature cast iron fireplace and windows & door to the rear garden; the principal bedroom has large windows to front with built-in shutters and a built in seat box with storage under; second bedroom, cellar for useful storage, bathroom.

The rear garden has a slate patio area directly outside the property, then mainly laid to lawn, and a large seating area is at the rear end of the garden, there are mature shrub borders and a useful bike store is within the side return.

Guernsey Grove is a quiet residential road, close to the convenient shopping amenities that Rosendale Road has to offer.

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

EPC: E



Floorplan

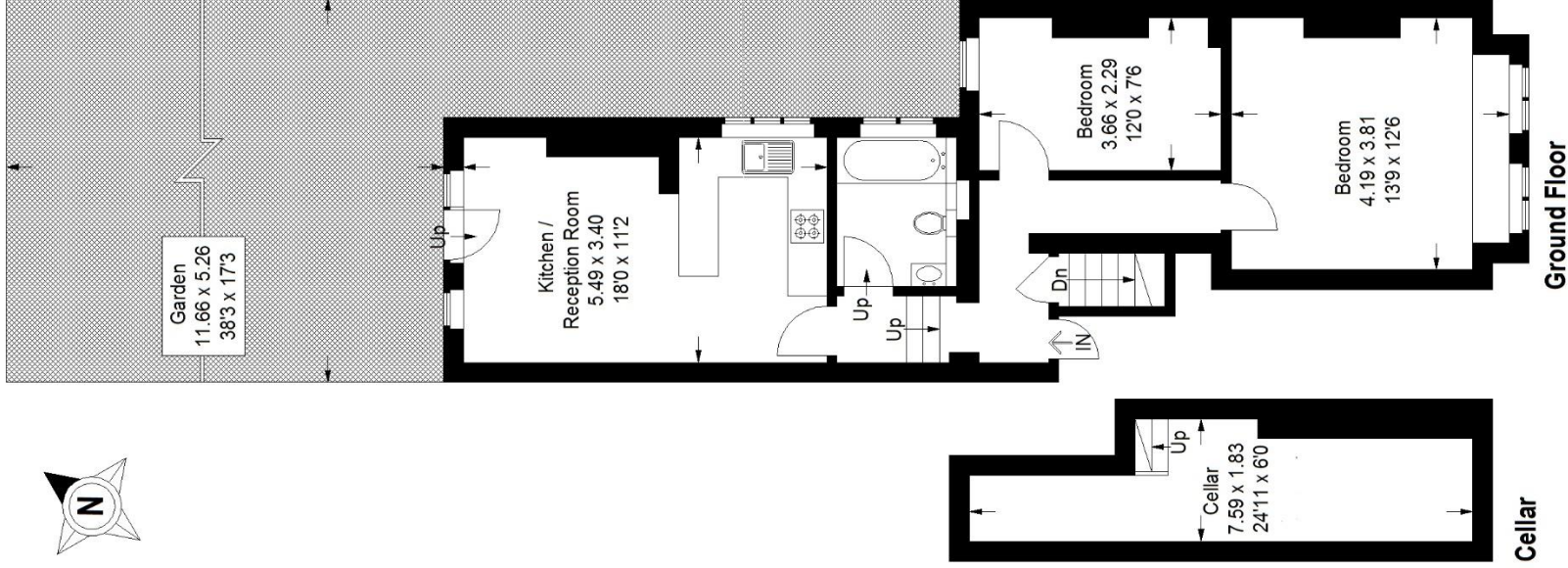
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Approximate Gross Internal Area

Cellar = 11.9 sq m / 128 sq ft

Ground Floor = 58.5 sq m / 630 sq ft

Total = 70.4 sq m / 758 sq ft



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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
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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