



Frankfurt Road SE24  
£1,300,000

0208 702 9555  
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# In general

- North Dulwich Triangle
- Spacious open plan reception/kitchen to rear
- Fully extended & refurbished
- 3 double bedrooms/2 shower rooms
- Utility room & downstairs cloakroom
- South-westerly aspect garden
- Sought after location
- Close to transport links
- EPC: D

# In detail

We are delighted to have the opportunity to present to the market this three bed mid-terraced family home on Frankfurt Road, a sought after tree-lined residential road within the 'North Dulwich Triangle'.

Having undergone extensive refurbishment and extensions the property is immaculately presented throughout.

The accommodation comprises front reception room with feature wood burner inset to chimney recess, downstairs wc, the rear kitchen/family/dining room now spans the full width of the house providing fantastic entertaining space, there are a vast range of hand painted wall and floor units made by Harvey Jones and Corian worktops, the room further benefits from having a utility room and underfloor heating.

The reception/dining area has ample space for a large table & chairs and bi-fold doors to rear. The principal bedroom has windows to front and a feature fireplace, second double bedroom and modern shower suite, on the top floor is a spacious double bedroom with vast eave storage, and the second shower room.

The South-West facing rear garden has a paved area then mainly laid to lawn with mature shrubs & flowers to include Cherry trees. Herne Hill centre offers a popular selection of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and Brockwell Park.

EPC: D



# Floorplan

## Frankfurt Road, SE24

Approximate Gross Internal Area

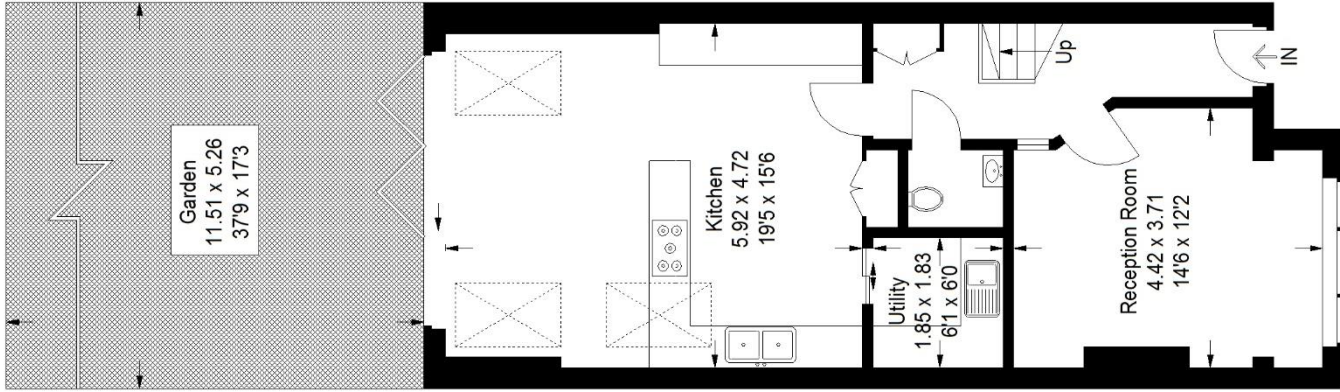
Ground Floor = 60.4 sq m / 650 sq ft

First Floor = 44.3 sq m / 477 sq ft

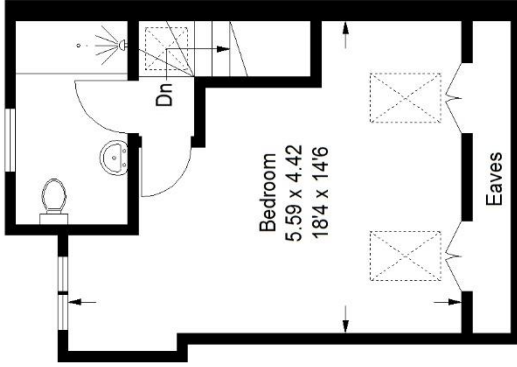
Second Floor = 27.5 sq m / 296 sq ft

(Excluding Eaves)

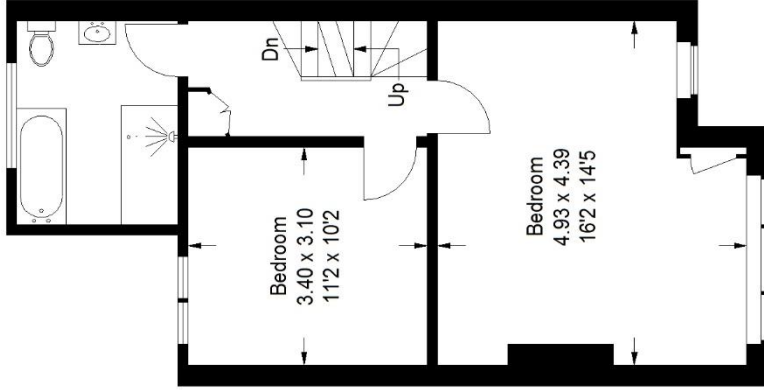
Total = 132.2 sq m / 1423 sq ft



Ground Floor



Second Floor



First Floor

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

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