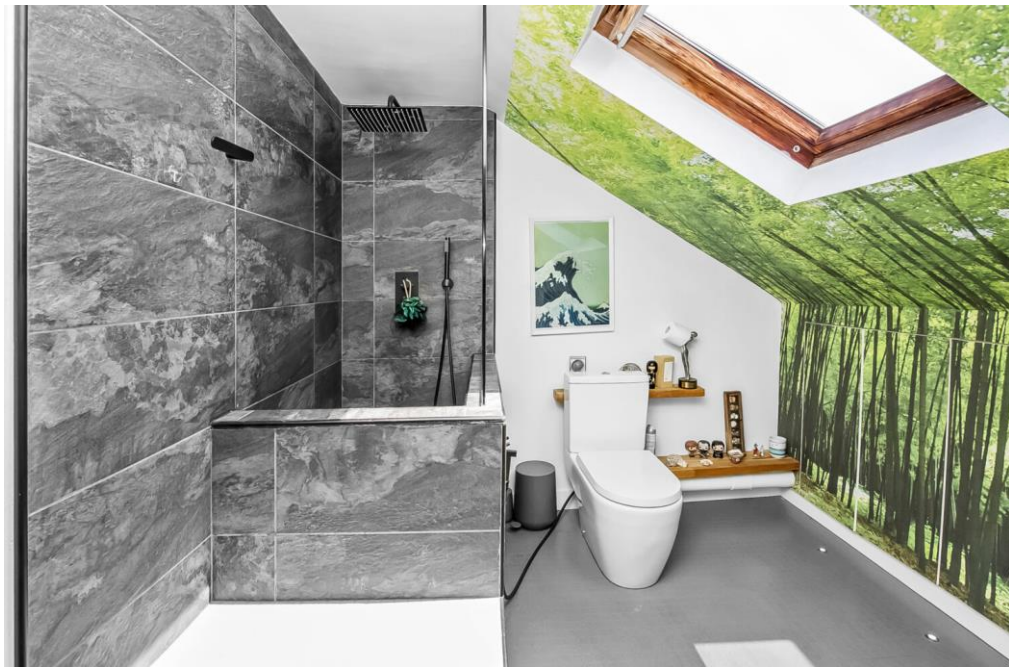




Elmwood Road SE24
£650,000

0208 702 9555
pedderproperty.com

pedder



In general

- Two Double Bedrooms
- Split Level
- First And Second Floors
- Open Plan Kitchen/Living Room
- Study Room
- Modern Bathroom With Underfloor Heating
- New Double Glazed Windows Throughout
- Secure Bike Storage
- Moments Away From Sunray Gardens
- North Dulwich Location
- Excellent Transport Links

In detail

Pedder are delighted to offer to the market this fantastic split level two double bedroom plus study conversion flat for sale on Elmwood Road, a popular tree-lined residential road only a moments walk from the beautiful Sunray Gardens.

The property is set over the first and second floors of this period house with visitors welcomed to the property by the superb kitchen/living room to the front of the property, with floating floor with acoustic sound proofing, bookshelves in the alcoves either side of the chimney breast, adorned with the cast iron fireplace. The kitchen itself contains a number of wall & base units, butcher block work surfaces and a five-ring gas hob and oven. On the upper floor to the rear is the second double bedroom with loft access with the full floor space of the flat and the Japanese inspired bathroom equipped with underfloor heating, eaves storage and the Japanese plunge bath/shower. To the front is the third bedroom/study with velux window to the front, and the principal bedroom boasting a cast iron fireplace and built-in double wardrobe. The property also benefits from new double glazed windows throughout and has secure bike and bin timber built storage cupboards in the front garden with a living roof.

The property is fantastically located a brief stroll away from Sunray Gardens and the Ofsted 'Outstanding' Charter School, as well as being well linked into Central London, 0.3 miles from North Dulwich Station (London Bridge) and 0.6 miles from Herne Hill station (Victoria, Blackfriars, Thameslink), not to mention the array of restaurants, gastro pubs and cafes on offer in the centre of Herne Hill. Early viewing is strongly recommended. EPC: E.



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

Floorplan

Elmwood Road SE24

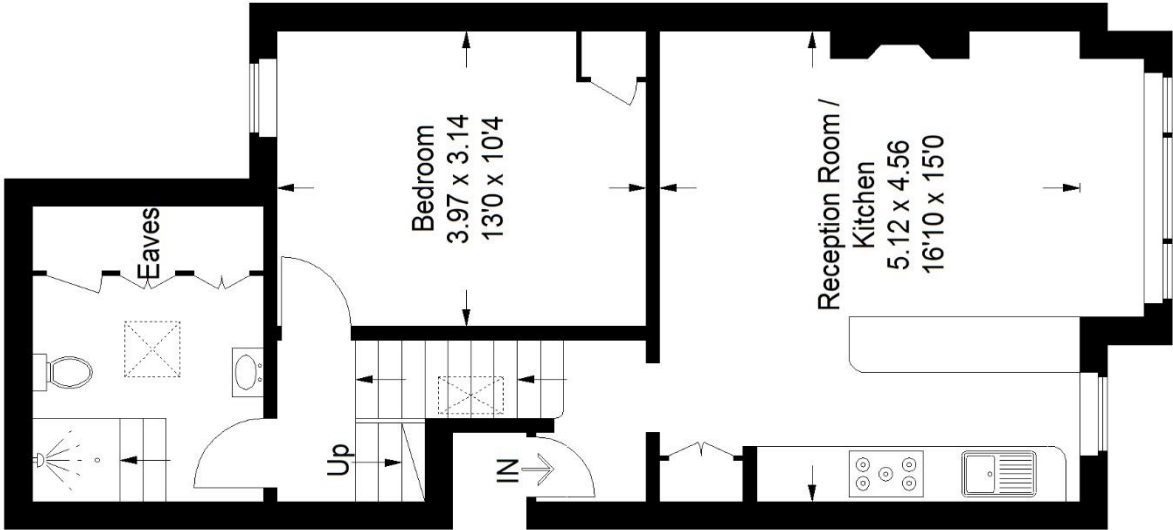
Approximate Gross Internal Area

First Floor (Excluding Eaves)

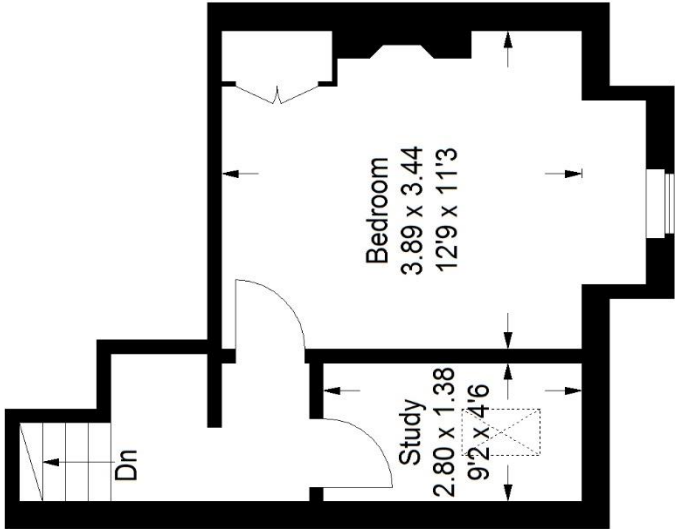
51.7 sq m / 556 sq ft

Top Floor = 24.1 sq m / 259 sq ft

Total = 75.8 sq m / 815 sq ft



First Floor



Top Floor

Copyright www.pedderproperty.com © 2021
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.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.