



Rollscourt Avenue SE24
Guide £725,000

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In general

- Garden flat
- Two bedrooms
- Good sized reception/dining room
- Stylish kitchen
- Close to transport links
- Early viewings are highly recommended

In detail

Situated on a highly desirable street is this two bedroom garden flat.

The spacious accommodation comprises a good sized reception/dining room leading directly onto a stylish kitchen with a good range of wall and base units, integrated oven & hob and French doors leading out to the garden. There is also a surprisingly good size cellar for storage. Further to this the main bedroom has a built in range of wardrobes and french doors to the side return, the second bedroom has a large bay window to the front, and there is a well appointed family bathroom.

The rear garden has a large decked area directly outside the patio doors and beyond this is mainly laid to lawn with established flower and shrub borders which makes it very well screened from the rear.

Rollscourt Avenue is a very popular location with a range of local shops on the main Herne Hill.

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 cafe & lido.

Early viewings are highly recommended.

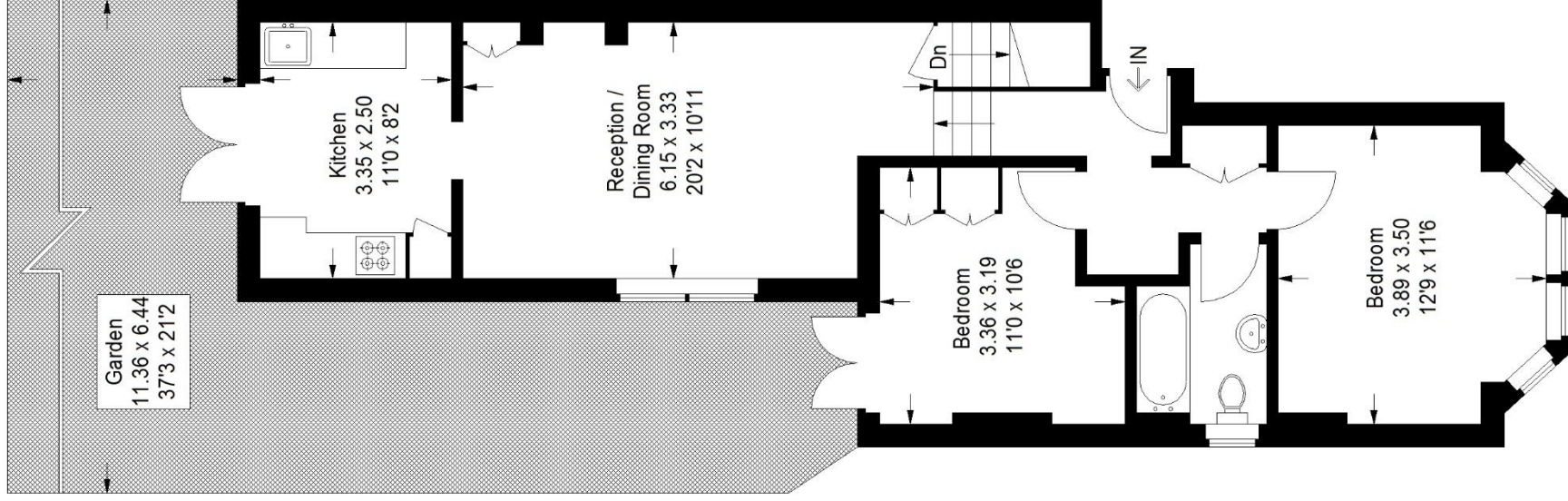
EPC: C | Council Tax Band: D | Lease remaining: TBC | SC: £63.00 pcm | BI: Inc in SC



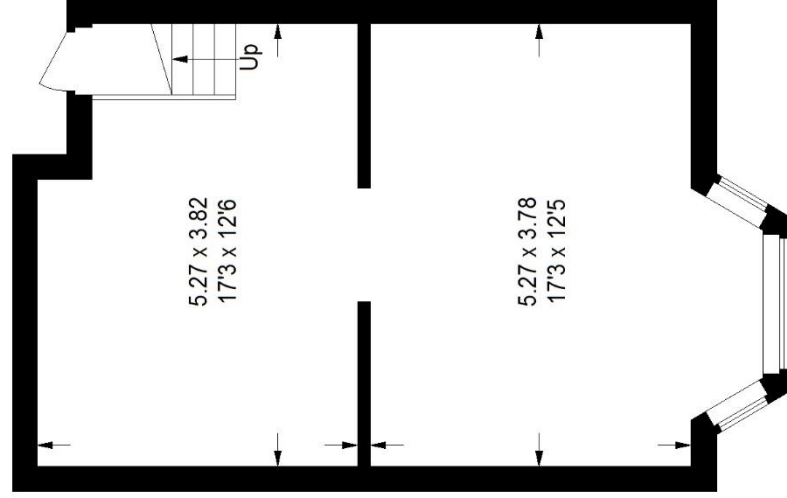
Floorplan

Rollscourt Avenue SE24

Approximate Gross Internal Area
Cellar = 41.6 sq m / 448 sq ft
Ground Floor = 64.8 sq m / 697 sq ft
Total = 106.4 sq m / 1145 sq ft



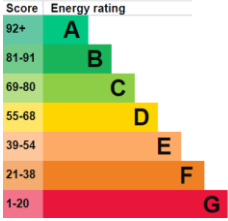
Ground Floor



Cellar

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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.



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