



Poplar Walk, SE24
£535,000

0208 702 9555
pedderproperty.com

pedder



In general

- Own entrance
- Bright & spacious accommodation
- Lounge with private balcony
- Kitchen/dining room
- Two double bedrooms
- Popular location

In detail

We are delighted to bring to the market this light & bright two double bedroom split level maisonette for sale on Poplar Walk SE24.

The property is neutrally decorated throughout, benefits from being double glazed and having its own entrance.

The accommodation comprises entrance hall with plumbing for washing machine & tumble dryer, stairs lead up to the first-floor landing into the reception area which measures 17ft x 10ft and has sliding doors onto a private balcony, the kitchen has a stylish range of wall & base units, integrated oven & hob, space for fridge/freezer and there is ample space to dine.

On the second floor are the two double bedrooms and modern bathroom suite. The rear balcony has far reaching views across neighbouring gardens.

Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park. The delights of Ruskin Park are also close by.

The property is also served by Denmark Hill, Loughborough Junction & North Dulwich railway stations.

Early viewings are advisable

EPC: C | Council Tax Band: B | Lease remaining: 123 years | SC: 0 | GR: peppercorn



Floorplan

Poplar Walk SE24

Approximate Gross Internal Area

Ground Floor = 7.3 sq m / 78 sq ft

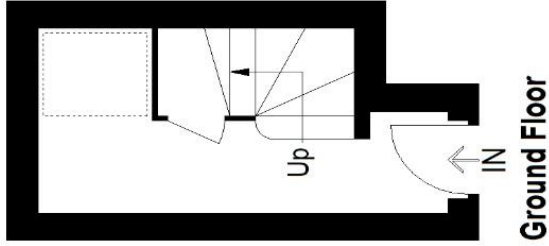
First Floor = 36.3 sq m / 391 sq ft

Second Floor = 37.4 sq m / 403 sq ft

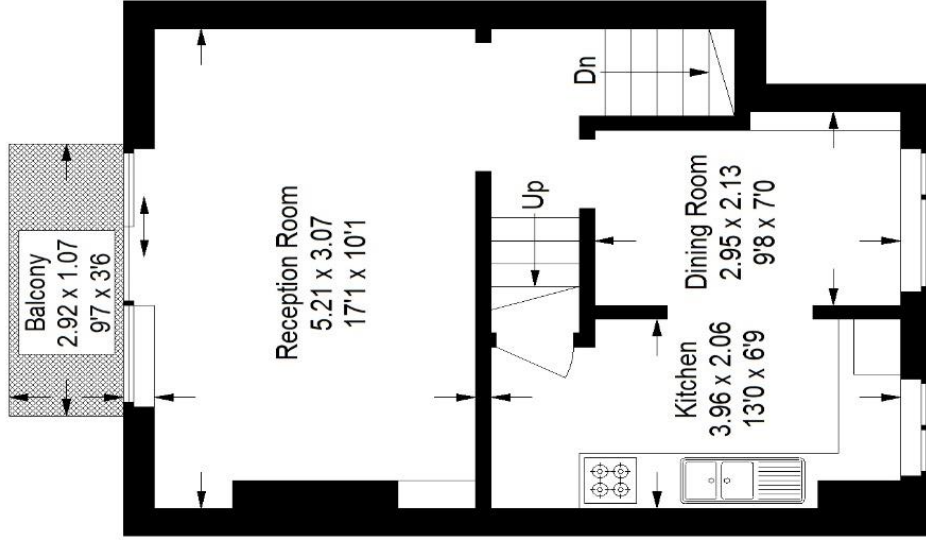
Total = 81.0 sq m / 872 sq ft



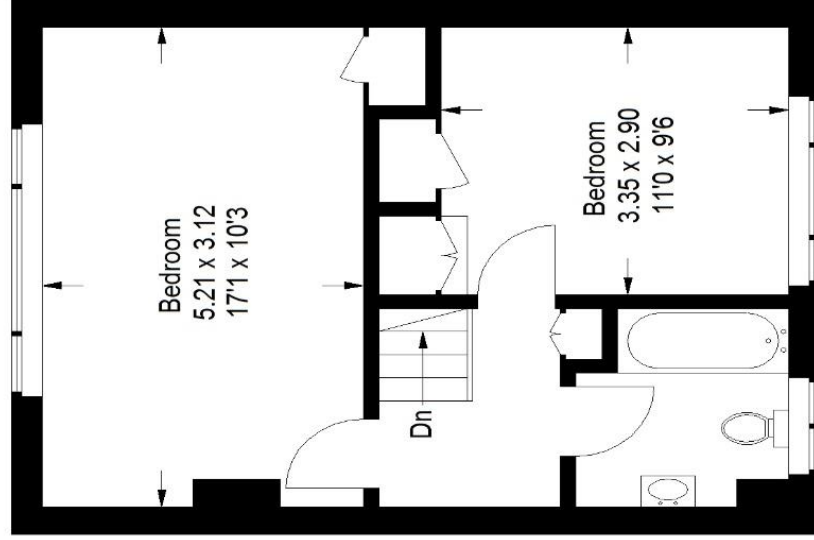
 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



First Floor



Second Floor

Copyright www.pedderproperty.com © 2022

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	73 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.