



Elfindale Road, SE24
£475,000

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In general

- Chain Free
- Share of Freehold
- Spacious reception room
- Two bedrooms
- Sought after residential road
- Close to transport links

In detail

Ideal investment opportunity, or for those who would like to design their own home.

We are delighted to offer to the market this 2-bedroom upper floor flat, within an attractive terraced house on Elfindale Road, a sought-after tree-lined residential road within the 'North Dulwich Triangle'. The property does require a full refurbishment but will make for a lovely home. The current accommodation comprises a large reception room across the front of the first floor, kitchen, bathroom, two double bedrooms (both with fitted wardrobes). The property further benefits from being a Share of Freehold.

Elfindale Road is a popular location, the delights of Sunray Park can be found at the bottom of the road, and there are a selection of shops & restaurants on Half Moon Lane. Central Herne Hill offers a popular selection of shopping & restaurant amenities too and access to the vast expanse of Brockwell Park. The property is served by both Herne Hill (Victoria, Thameslink, Blackfriars) and North Dulwich (London Bridge) railway stations and a vast selection of bus routes traverse nearby roads.

Immediate viewings are available.

EPC: F | Council Tax Band: C | Lease: TBC years remaining | SC: Nil | GR: Nil | Buildings Insurance: TBC

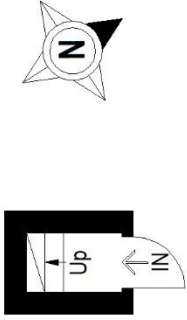


Floorplan

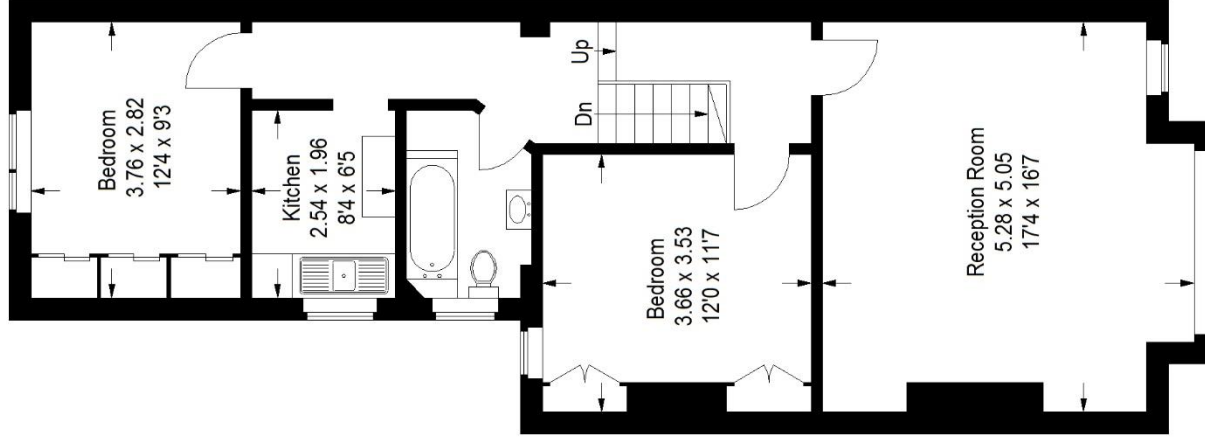
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Approximate Gross Internal Area

72.3 sq m / 778 sq ft



Ground Floor



First Floor

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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 | | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 32 F | |
| 1-20 | G | | |

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