



Mayall Road, SE24
Guide £899,950-£950,000

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In general

- Double reception room
- Good-sized kitchen/dining room
- Three double bedrooms
- Stylish bathroom/shower room
- Office/snug & pantry
- Equidistant Herne Hill & Brixton amenities
- Close to transport links
- Offered Chain Free

In detail

Guide £899,995 - £950,000 An opportunity to purchase this spacious three double bedroom terraced house for sale on Mayall Road, a quiet tree-lined residential road in Herne Hill.

The accommodation is laid out over three floors and is in excellent order throughout. The accommodation comprises a double reception room with large dividing double doors, bay window to front, shelving to all of the alcoves; on the lower ground floor is the kitchen/dining room with a range of shaker style wall & base units, butler sink, window & door to garden and ample space to dine, furthermore on this level is an office room and a good sized pantry with excellent storage.

The principal bedroom has two windows to front affording lots of light and there are bespoke wardrobes to both alcoves, there are a further two double bedrooms, the spacious bathroom comprises a free-standing 'ball & claw' bath, walk-in shower cubicle, low level wc and wash hand basin in vanity unit, there is also a laundry cupboard with plumbing for washing/machine & tumble dryer.

The rear garden has a small paved area directly outside the kitchen then steps lead up to the main garden which gives a secluded feeling and is adorned with a variety of shrubs & plants.

Mayall Road is ideally located for central Herne Hill which has a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its cafe & lido. Brixton centre with its market, vast array of shopping amenities, the Ritzy Cinema and bot railway station & tube is also accessible.

The property further benefits from being offered to the market Chain Free.

Early viewings are highly recommended.

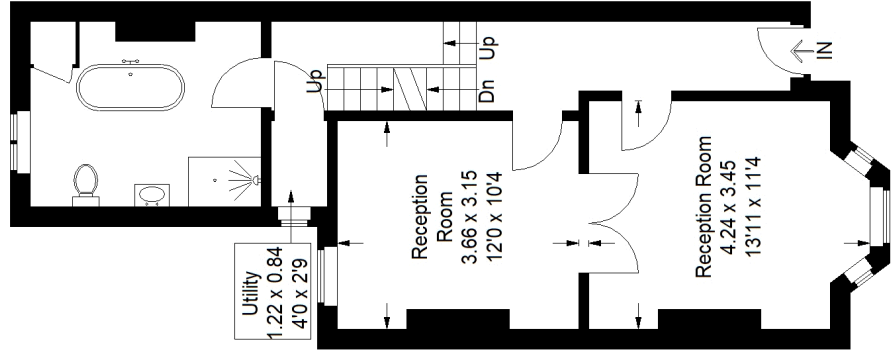
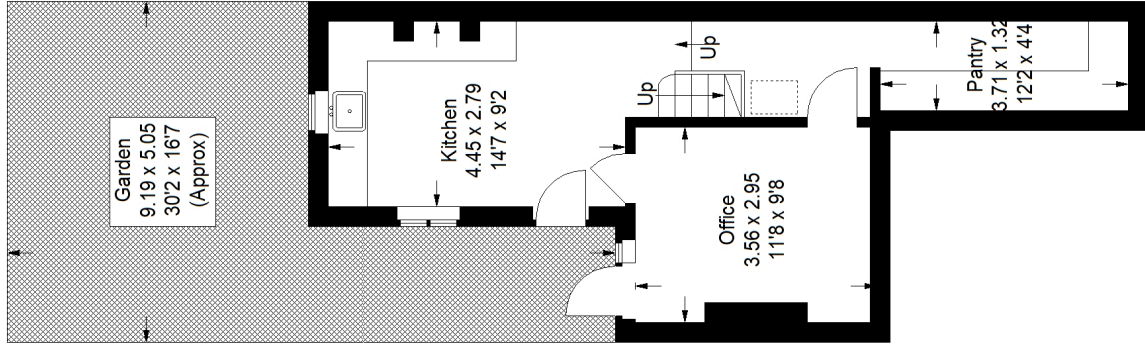
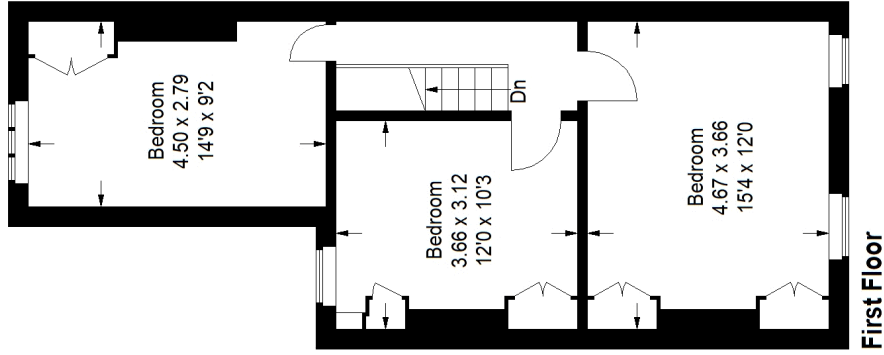
EPC: D | Council Tax Band: E



Floorplan

Mayall Road, SE24

Approximate Gross Internal Area
 Basement = 34.8 sq m / 375 sq ft
 Ground Floor = 48.0 sq m / 517 sq ft
 First Floor = 47.7 sq m / 513 sq ft
 Total = 130.5 sq m / 1405 sq ft



Basement

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		36 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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