



Poplar Walk, SE24  
£425,000

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# In general

- Development opportunity
- Chain free
- Split level
- Private balcony and outdoor space
- Two double bedrooms
- Good transport links

# In detail

A split level two double bedroom maisonette requiring modernisation and offered Chain free.

Benefitting from your own front door and both the front garden and a private balcony off the reception room.

The accommodation comprises entrance hall with understairs storage cupboard, on the first floor a kitchen/dining room, spacious reception room with balcony overlooking private gardens and beyond, and on the top floor two double bedrooms (both with built-in cupboards) and bathroom.

The property is served by Herne Hill, Denmark Hill, North Dulwich & Loughborough Junction railway stations, local buses traverse nearby roads, and the lovely Ruskin Park is just off Herne Hill Road. Central Herne Hill offers a popular selection of shopping & restaurants, and the vast expanse of Brockwell Park with its cafe & lido.

EPC: D | Council Tax Band: B | Lease Tern Remaining: 122 Years | GR: £13 | SC: Nil | BI: TBC



# Floorplan

## Poplar Walk, SE24

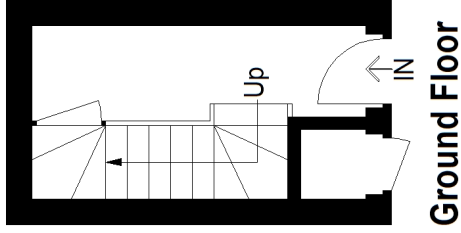
Approximate Gross Internal Area

Ground Floor = 8.0 sq m / 86 sq ft

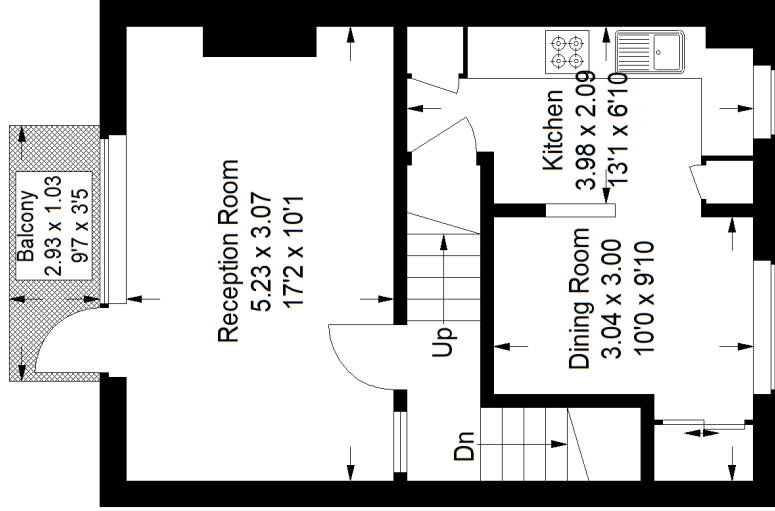
First Floor = 38.2 sq m / 411 sq ft

Second Floor = 38.1 sq m / 410 sq ft

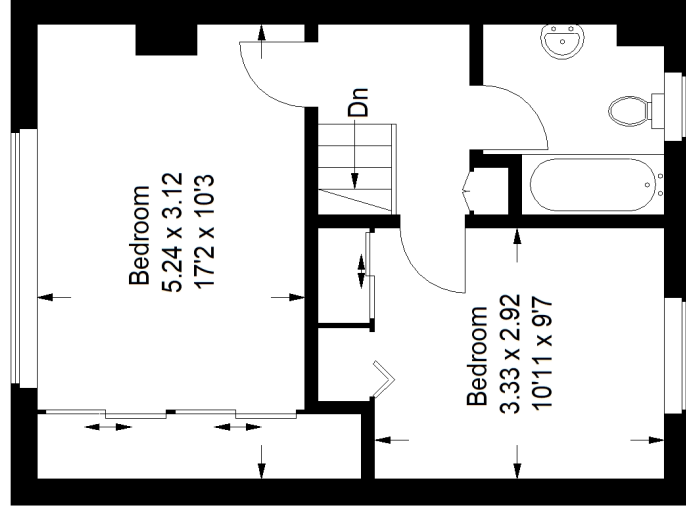
Total = 84.3 sq m / 907 sq ft



Ground Floor



First Floor



Second 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		
55-68	D	63   D	78   C
39-54	E		
21-38	F		
1-20	G		

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