



Elfindale Road, SE24
Guide £1,600,000

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In general

- Attractive Edwardian house
- Extended kitchen/dining/reception room
- Five bedrooms, two bathrooms
- Sought after location
- Outstanding local schools
- Close to transport links

In detail

We are delighted to offer this attractive five bedroom, two bathroom Edwardian house for sale on Elfindale Road, a tree-lined residential road within the 'North Dulwich Triangle'.

The property is well presented throughout and has been extended on both the ground and top level.

The accommodation comprises a bright front reception room, downstairs wc, extended kitchen/dining room with a stylish range of wall & base units, there is ample space to dine and bi-fold doors lead to the rear garden.

On the first floor are two double bedrooms both with built in wardrobes, single bedroom/study, and a shower room, and on the top floor a further two bedrooms with a family bathroom.

Directly outside the dining area is a decked area, then mainly laid to lawn with mature shrub & flowering borders.

Elfindale Road is a sought after location so early viewings are highly recommended. Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its cafe & lido.

North Dulwich station (London Bridge) also serves the location, and there is access to the delightful Sunray Gardens.

EPC: C | Council Tax Band: F



Floorplan

Elfindale Road, SE24

Approximate Gross Internal Area

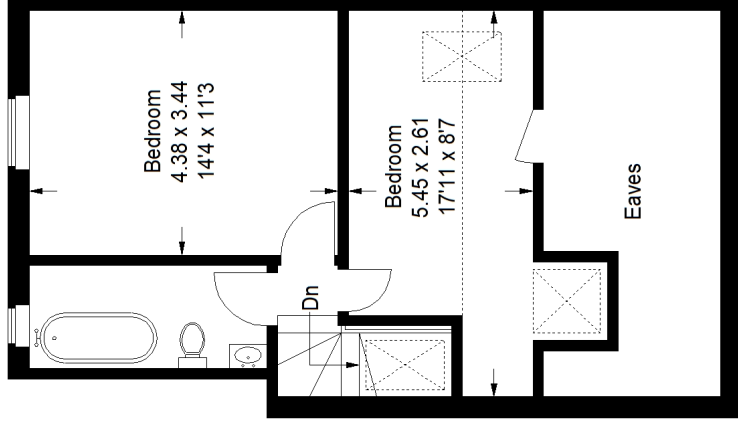
Ground Floor = 73.1 sq m / 787 sq ft

First Floor = 52.9 sq m / 569 sq ft

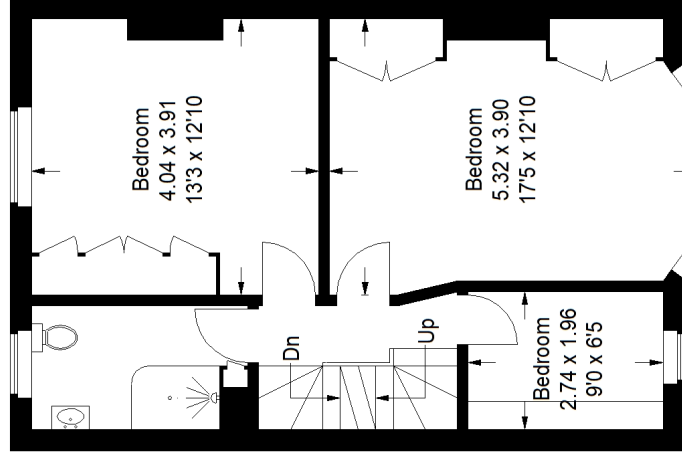
Second Floor = 38.5 sq m / 414 sq ft

(Excluding Eaves)

Total = 164.5 sq m / 1770 sq ft

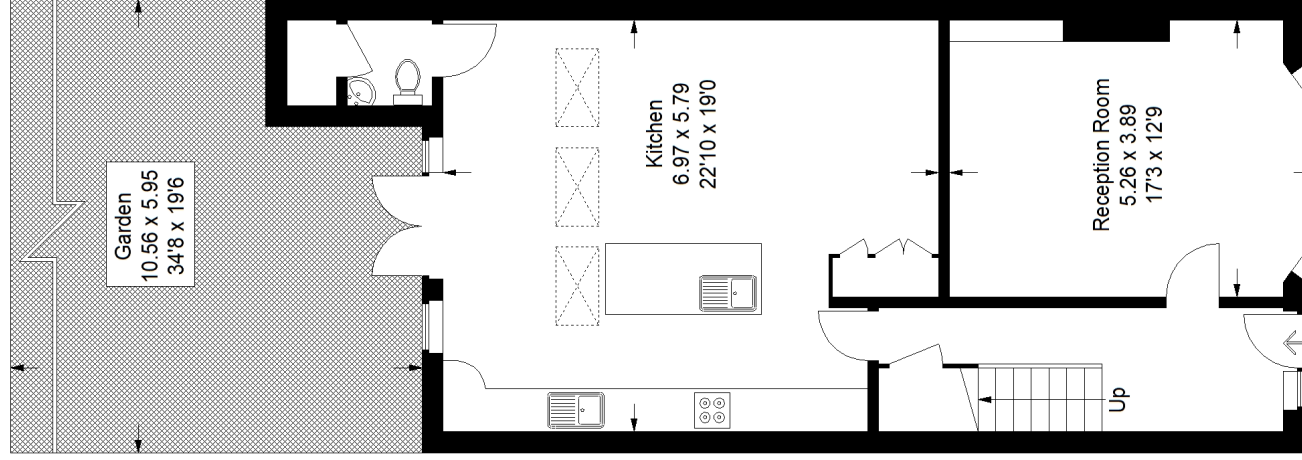


Second Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"



Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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