



Elfindale Road, SE24
£950,000

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In general

- North Dulwich Triangle
- 17ft x 16ft reception room
- 11 ft 10" x 11ft kitchen/dining room
- Three large double bedrooms
- Stylish family bathroom + en-suite bathroom
- Ample storage
- Share of Freehold
- Served by both Herne Hill & North Dulwich train stations
- Herne Hill & Dulwich Village amenities accessible
- Delightful Sunray Gardens closeby

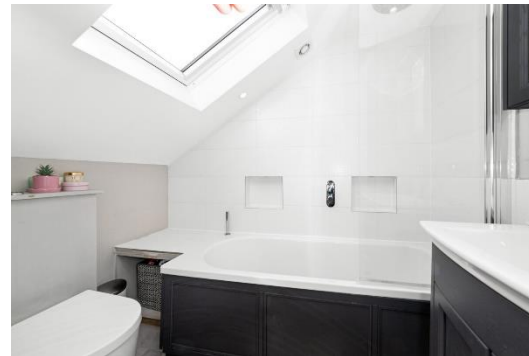
In detail

We are delighted to present to the market this immaculately presented and exceptionally large three double bedroom split level upper floor flat for sale on Elfindale Road, a highly sought-after tree-lined residential road within the North Dulwich Triangle, SE24.

The vast accommodation measures 1,460 sf ft (135.6 sq m) and is presented in neutral tones throughout, with a host of original features. The accommodation comprises a 17 ft x 16ft reception room with original sash windows to front with plantation shutters, impressive marble fireplace, solid wood flooring and bespoke shelving and cupboards to both alcoves; there is a good sized kitchen/dining room with stylish wall and base units with integrated dishwasher, washer/dryer and dual fuel Rangemaster oven, the top double bedroom measures 28ft x 11ft and has a Juliet balcony and an en-suite bathroom, there are a further two large double bedrooms with new inbuilt wardrobes, eaves storage and a modern bathroom suite comprising a 'ball & claw' roll top free standing bath with overhead shower.

The property further benefits from being Share of Freehold. Central Herne Hill offers a popular range of shopping and restaurant amenities, access to Brockwell Park with its cafe & lido, and railway station (Victoria/Blackfriars/Thameslink). The property is also served by North Dulwich railway station (London Bridge) and is within the catchment area for several highly sought after schools.

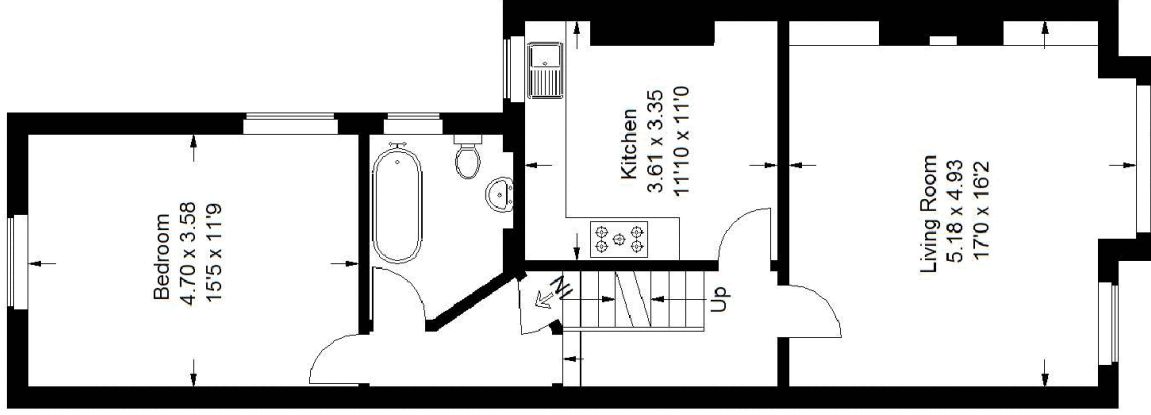
EPC: E | Council Tax Band: C | Lease Term Remaining: 992 Years | SC: Nil | GR: Nil | BI: £506.31



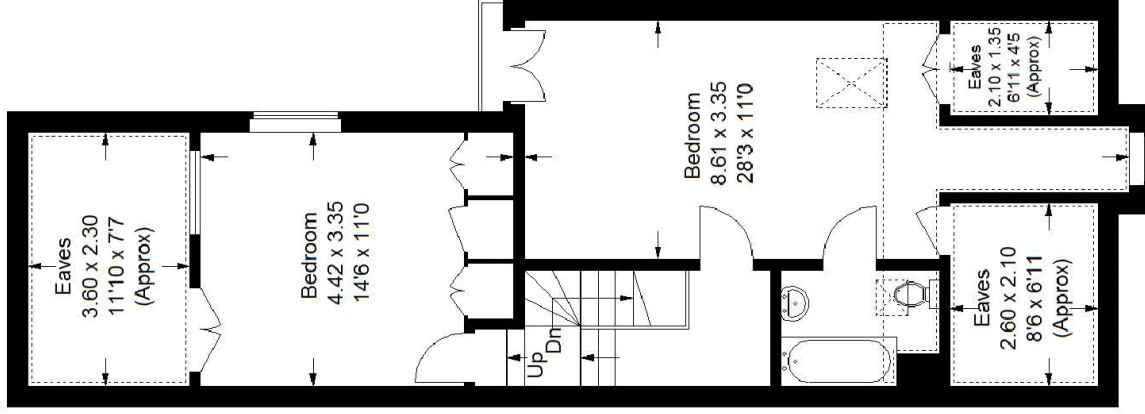
Floorplan

Elfindale Road, SE24

Approximate Gross Internal Area
First Floor = 69.0 sq m / 743 sq ft
Second Floor = 50.0 sq m / 538 sq ft
Eaves = 16.6 sq m / 179 sq ft
Total = 135.6 sq m / 1460 sq ft



First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0

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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	51 E	
21-38	F		
1-20	G		

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