



Holmdene Avenue, SE24  
Guide £475,000

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# In general

- Top floor period conversion
- Two double bedrooms
- Combined kitchen/lounge
- Well presented throughout
- Popular tree-lined residential Road
- Close to transport links

# In detail

An opportunity to purchase a two double bedroom top floor flat for sale on Holmdene Avenue, a popular tree-lined residential road within the sought after 'North Dulwich Triangle' area of Herne Hill.

Well-presented throughout and flooded with natural light, this property benefits from a modern bathroom, two double bedrooms, fully fitted kitchen/reception room combined.

Central Herne Hill offers a popular selection of restaurant & shopping amenities, the vast expanse of Brockwell Park with its lido & cafe, and easy access into Brixton centre where you will find the railway & tube. Sunray Gardens is situated close by with its lake, multi-use games area and children's play area.

The property is served by both Herne Hill (Victoria, Thameslink & Blackfriars) and North Dulwich (London Bridge) railway stations.

Early viewings are recommended.

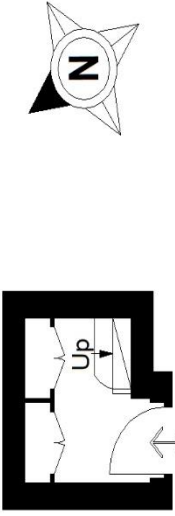
EPC: D | Council Tax Band: C | Lease: 171 years remaining | SC: Nil | GR: Nil | Buildings Insurance: £450 pa



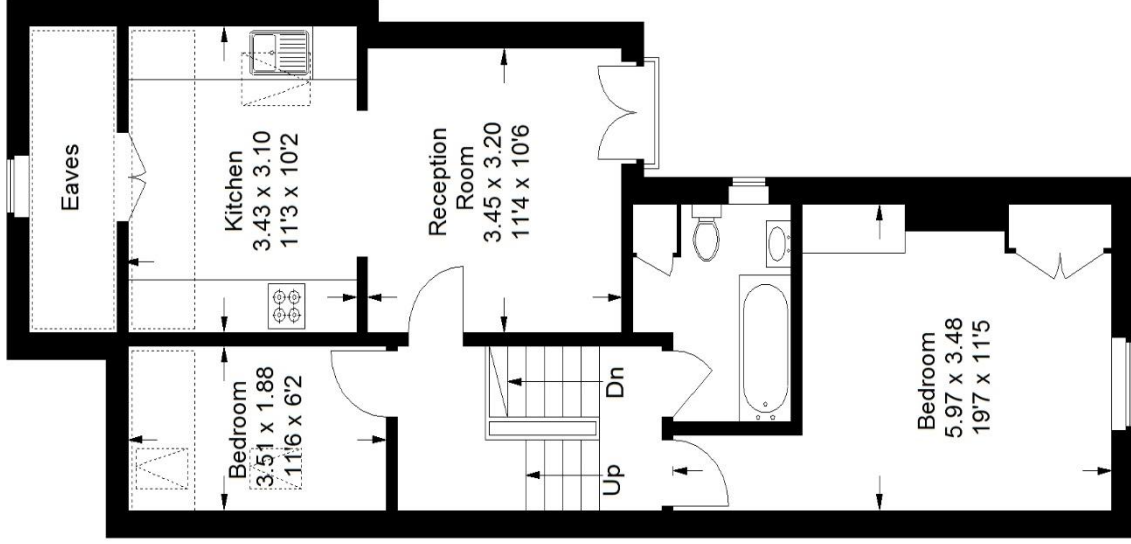
# Floorplan

## Holmdene Avenue, SE24

Approximate Gross Internal Area  
(Excluding Eaves)  
61.9 sq m / 666 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		
55-68	D	62 D	65 D
39-54	E		
21-38	F		
1-20	G		

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