



Herne Hill, SE24 | £320,000

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In General

- One double bedroom
- Bright reception room
- Double glazing
- Off street parking
- Period house

In Detail

Offered to the market chain free is this spacious one double bedroom upper floor period conversion flat for sale within a large double fronted period house set back off Herne Hill.

The property is neutrally decorated throughout, comprising entrance hall with two built in storage cupboards, kitchen with integrated oven & hob, double bedroom with window to rear, a few steps up on the landing will bring you into the bright reception room which has two large sash windows (double glazed) with far fetching views, bathroom.

There is off street parking to the front on a first come, first served basis. The property further benefits from have new wooden sash double glazed windows throughout, new roof, and the service charge includes the heating and hot water.

The property is conveniently situated for various bus routes, and Denmark Hill, Loughborough Junction, North Dulwich and Herne Hill railway stations. Central Herne Hill offers a popular selection of restaurant and shopping amenities and access to the vast expanse of Brockwell Park with its cafe & lido. Ruskin Park with its amenities is also nearby.

Early viewings are highly recommended.

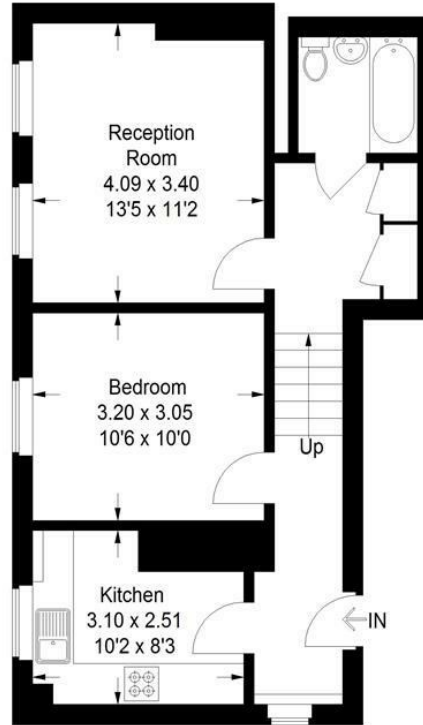
EPC: E | Council Tax Band: C | Lease remaining: 103 Years | GR: £10 | SC: TBC | BI: 0



Floorplan

Herne Hill SE24

Approximate Gross Internal Area
48.8 sq m / 525 sq ft



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	