



FLAT 30, MEATH HOUSE, DULWICH ROAD, LONDON, SE24  
**£585,000 LEASEHOLD**

**A CHARMING TWO-BEDROOM FLAT WITH STUNNING VIEWS  
AND MODERN COMFORT IN THE HEART OF HERNE HILL**

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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Discover the charm and comfort of this delightful two-bedroom flat, ideally located in the heart of Herne Hill. Meath House offers a perfect blend of modern living with period character, ensuring a warm and inviting atmosphere throughout. As you enter the property on the fourth floor, you are greeted by a spacious reception room bathed in natural light from the full-height windows and sliding doors, which open onto a private balcony, offering stunning views of the surrounding area, making it an ideal spot for morning coffee or evening relaxation. The modern kitchen has ample storage and workspace, featuring integrated appliances and a large window that floods the space with light, creating a bright and airy environment.



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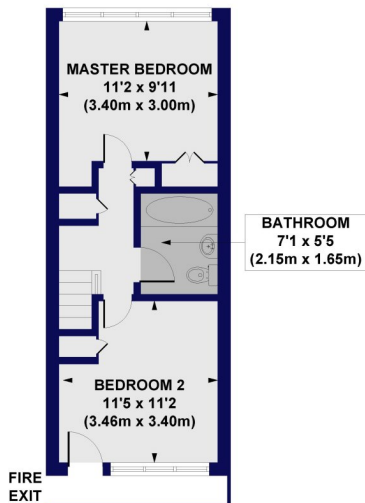
for every step...



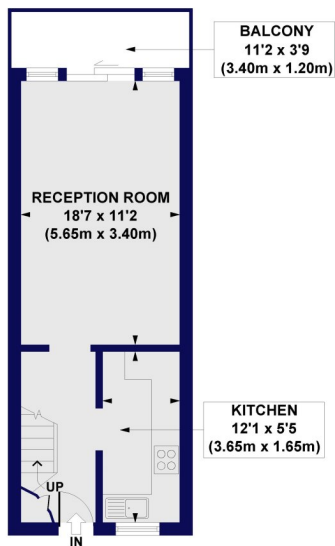
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**Meath House, Dulwich Road, SE24**  
**Approx. Gross Internal Floor Area 692 sq. ft / 64.28 sq. m**



**FIFTH FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 346 SQ FT**



**FOURTH FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 346 SQ FT**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

**Term:** 88 year and 0 months

**Service Charge:** £1953.64 per annum

**Ground Rent:** £ 10 Annually (subject to increase)

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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