



ELMWOOD ROAD, SE24

£450,000 LEASEHOLD

A BRIGHT AND AIRY GROUND FLOOR VICTORIAN CONVERSION FLAT LOCATED ON A RESIDENTIAL ROAD IN THE POPULAR NORTH DULWICH TRIANGLE

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DESCRIPTION:

Discover this charming one-bedroom Victorian conversion flat in a handsome semi-detached building, nestled on a tranquil residential road. This superb ground floor residence features a light and spacious reception room at the front, complete with large sash windows that flood the space with natural light. The generously sized double bedroom offers direct access to the rear garden, perfect for summer entertaining. The modern kitchen is equipped with the usual appliances, boasts ample wall and base units for storage and also gives access onto the rear garden. The property also includes a smart bathroom with a wash basin and WC. This flat is offered chain-free, and early viewings are highly recommended! Elmwood Road is a sought-after street in the North Dulwich Triangle. The nearest stations are North Dulwich (London Bridge) and Herne Hill (Victoria & Thameslink). The property is conveniently located close to the boutiques, restaurants, and bars of Herne Hill and Dulwich Village.

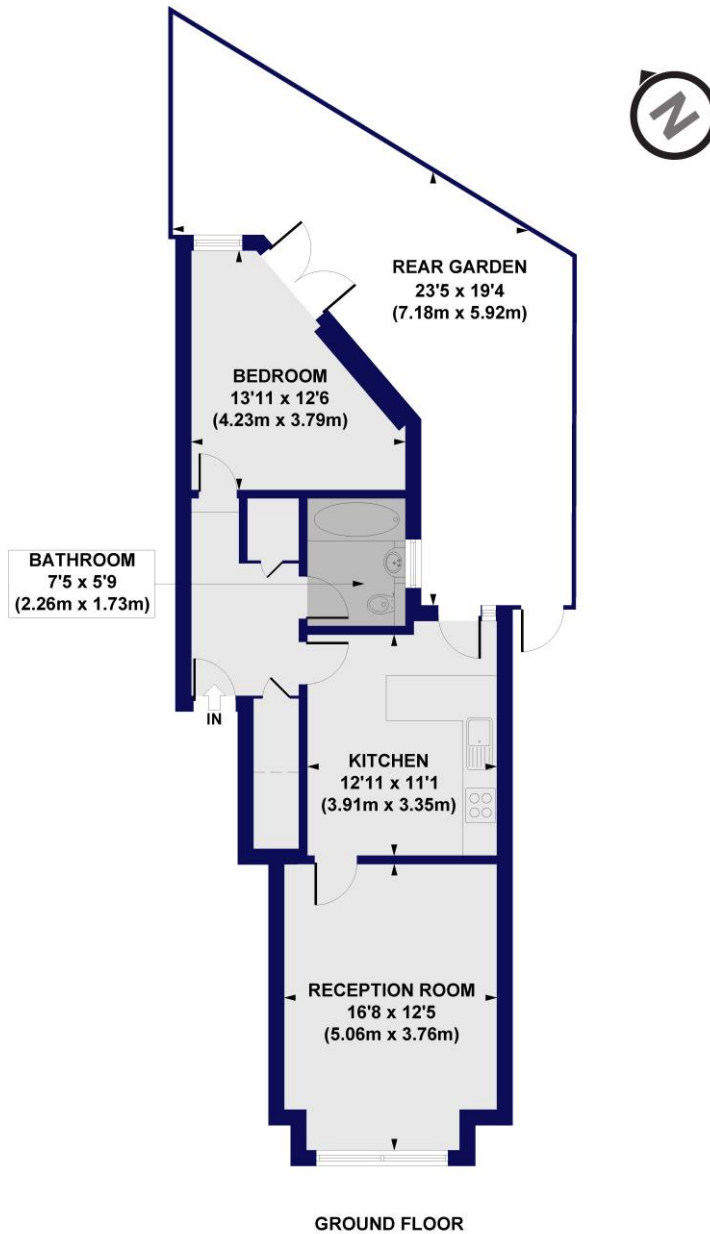
AT A GLANCE

- One-bedroom Victorian conversion flat
- Spacious reception with sash windows
- Direct garden access from bedroom
- Modern kitchen with ample storage
- Smart bathroom with wash basin
- Chain-free, early viewings recommended





Elmwood Road, SE24
 Approx. Gross Internal Floor Area 877 sq. ft / 81.44 sq. m



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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	75
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure: Leasehold

Term: 91 year and 11 months

Service Charge: £433.09 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: C

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.

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