



Elmwood Road, SE24 | £575,000

02087029555

hernehill@pedderproperty.com

pedder
We live local



In General

- Overlooking Sunray Gardens
- Bright reception
- Modern kitchen
- Two bedrooms
- Stylish bathroom
- Close to transport links
- Share of Freehold

In Detail

We are delighted to offer to the market this split level, two bedroom upper floor flat on behalf of our chain free vendors. The property well presented throughout and is situated on Elmwood Road, SE24, a quiet, sought after, tree-lined cul-de-sac within the 'North Dulwich Triangle'.

The bright reception room has wood flooring, window & velux to the front, a feature cast iron fire surround and ample space to dine. The kitchen has a stylish range of wall & base units, open shelving provides further storage, integrated oven & hob and plumbing for a washing machine. The spacious primary bedroom has a full wall of floor to ceiling wardrobes, the second bedroom has windows to side and there is a modern bathroom suite.

The property overlooks the very popular Sunray Gardens with its children's playground and lake. Herne Hill centre offers a popular range of restaurant & shopping amenities and access to the vast expanse of Brockwell Park with its lido & cafe.

Herne Hill Station (Victoria, Thameslink, Blackfriars) and Dulwich Village Station (London Bridge) are only a short distance away both offering regular services and excellent connections in central London.

EPC: D | Council Tax Band: C | Lease: 984 years remaining | SC: Peppercorn | GR: Peppercorn | BI: £600 pa

1

2

3

4

5

6

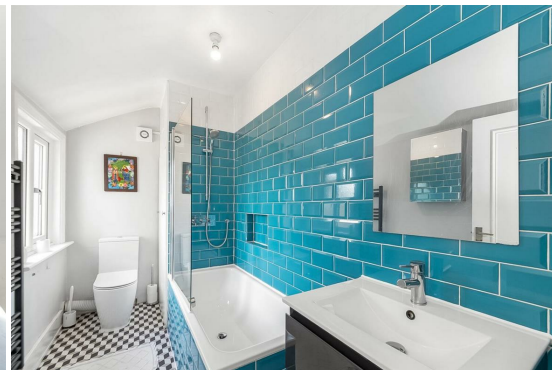
7

8

9

10

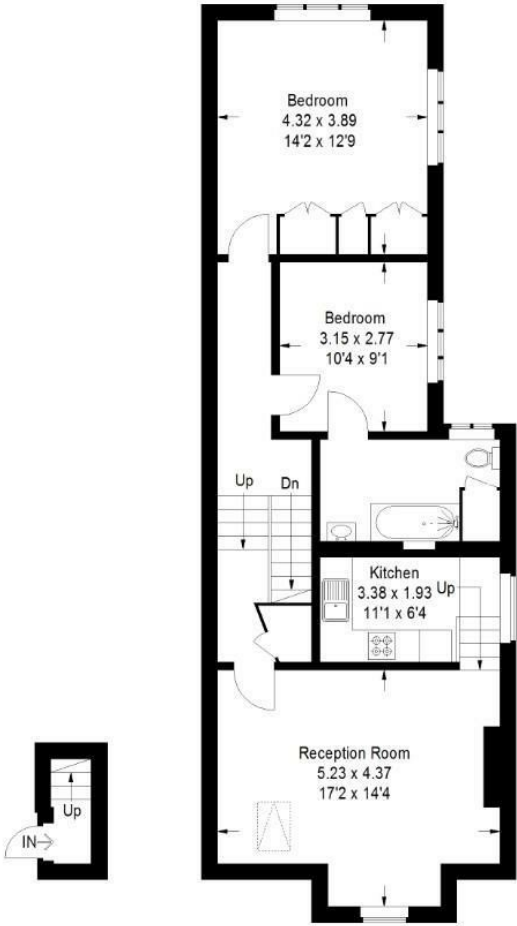
11



Floorplan

Ashton Court, SE24

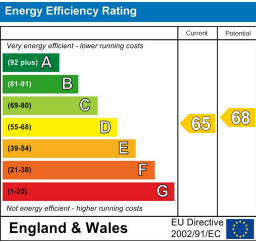
Approximate Gross Internal Area
75.2 sq m / 809 sq ft



First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1207649)



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.