



Casino Avenue, SE24 | Guide Price £575,000

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In General

- Purpose built maisonette
- Own entrance
- Spacious reception
- Conservatory
- Two bedrooms
- Private front & rear gardens
- Close to transport links

In Detail

We are delighted to bring to the market this two bedroom purpose built maisonette for sale on Casino Avenue, a tree-lined residential road in Herne Hill, SE24 The property benefits from its own front door, and has been recently redecorated throughout.

The reception room has a feature fireplace, varnished floorboards and leads to a conservatory (with underfloor heating) giving access to the private rear garden. The kitchen has a range of wall base units, integrated oven & hob, washer dryer (1 year old) and fridge/freezer (1 year old) and has a window overlooking the private front garden. The principal bedroom has a window overlooking the rear garden, and there is a second bedroom overlooking the front. The bathroom comprises a white suite.

The 68 ft x 29.4 ft south facing rear garden has two patio areas for seating, small wildlife pond, shed, and there is a vast array of trees and plants to include mature cherry blossom trees, vegetable beds and established perennials, peonies, roses, lavender and grapes to name a few.

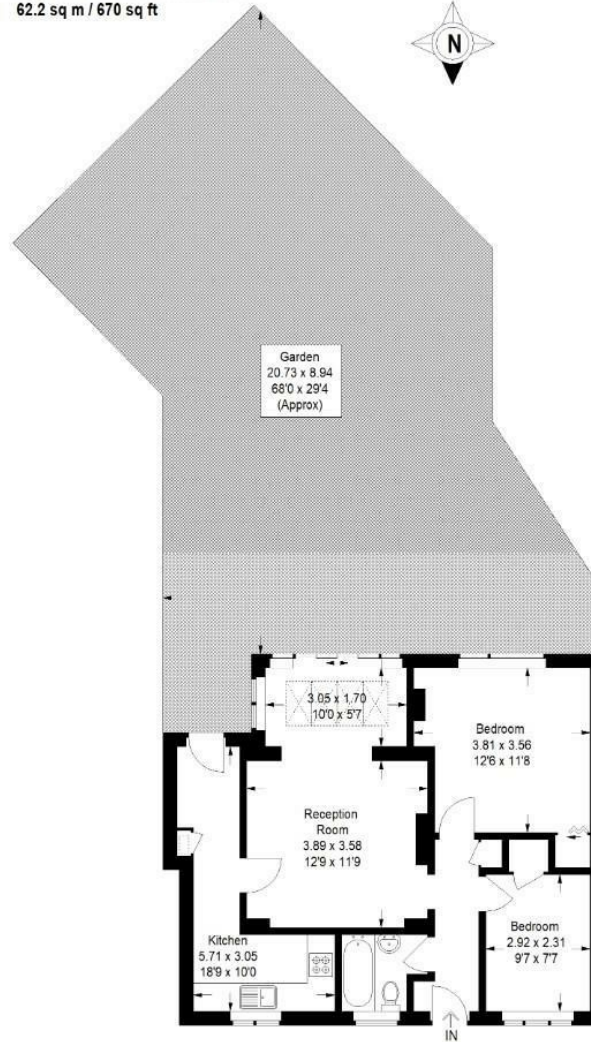
Only moments away from the property is a walkway leading to the ever popular Sunray Gardens with its lake, basketball court and children's play area. Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink & Blackfriars) and the vast expanse of Brockwell Park with its lido & cafe. North Dulwich railway station (London Bridge) also serves the area.

EPC: C | Council Tax Band: B | Lease: 87 years remaining | SC: £1,745 pa | GR: £200 pa | BI: TBC



Floorplan

Casino Avenue, SE24
 Approximate Gross Internal Area
 62.2 sq m / 670 sq ft



= 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		66	70
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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