



Wyneham Road, SE24 | £950,000

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In General

- 'North Dulwich Triangle'
- Split level conversion flat
- Communal garden
- Spacious reception room
- Stylish kitchen
- Three double bedrooms
- Moments from Sunray Gardens
- Close to transport links

In Detail

An opportunity to purchase this three double bedroom, split level conversion flat in Wyneham Road, a most attractive building within the 'North Dulwich Triangle' area of Herne Hill, SE24.

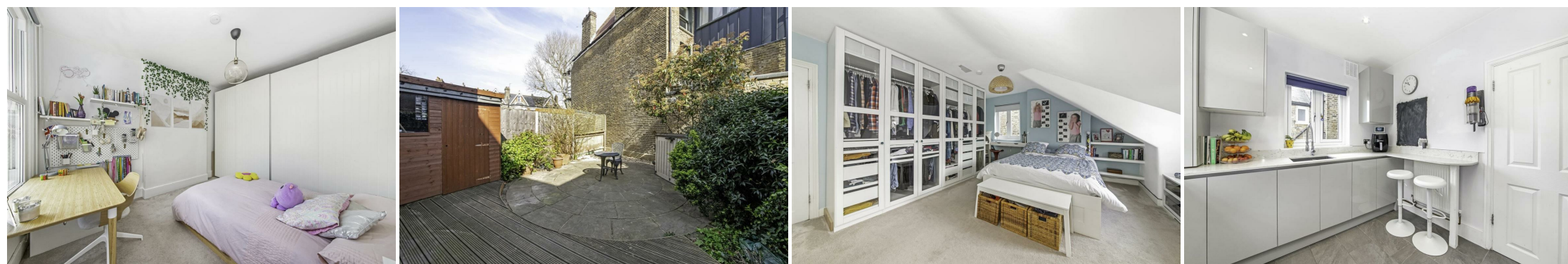
The spacious accommodation comprises a reception room with large bay window to the front affording lots of natural light, picture rail, cornicing, wooden floor, built-in cupboards with shelving to both alcoves, gas flame effect fireplace, and ample room for a large dining table & chairs. The kitchen has a stylish range of wall & base units with marble worktops, integrated double oven, fridge/freezer, dishwasher, and a breakfast bar.

The principal bedroom is situated at the top of the house and has a sash window to the front and window to the flank. There are a further two double bedrooms, family bathroom & separate wc. There are communal gardens to front & rear with the rear garden reached via a side gate and has a circular paved patio, ample room for a garden shed, bicycle store and barbecues etc...

Wyneham Road is an extremely popular tree-lined residential road with the delights of Sunray Gardens found on Elmwood Road. North Dulwich railway station serves the location (London Bridge).

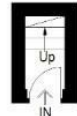
Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its lido & cafe.

EPC: D | Council Tax Band: D | Lease: 177 years remaining | SC: £1,037.50 pa | GR: £10.00 pa | BI: Inc. in SC

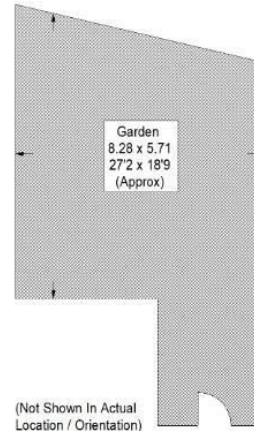


Floorplan

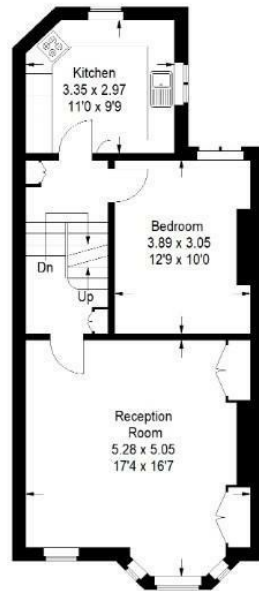
Wyneham Road, SE24
 Approximate Gross Internal Area
 111.4 sq m / 1199 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Second Floor

= 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			
39-54) E		55	66
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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