



Mayall Road, SE24 | Guide Price £475,000

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In General

- One bedroom garden flat
- Bright reception room
- Kitchen
- Modern shower room
- Basement storage
- Private rear garden
- Popular residential road

In Detail

An opportunity to acquire a one bedroom garden flat within a most attractive house on Mayall Road, a popular residential road in Herne Hill.

The accommodation comprises a bright reception room with bay window to front, stripped floorboards, feature cast iron fireplace and shelving to both alcoves. The kitchen has a range of base units with wooden worktop, open shelving to walls, plumbing washing machine and slimline dishwasher, integrated oven & hob, window to rear and door giving access to the garden. A door from the kitchen gives access to a good sized basement cellar with the potential (subject to all relevant consents being obtained in addition to the freeholders consent) could be converted into habitable space.

The double bedroom has a built-in range of wardrobes spanning one wall, shelving to one alcove and window to rear. There is a modern shower room with cubicle, concealed cistern wc, wall mounted hand basin and heated towel.

Immediately outside the kitchen door is a decked area, then stairs lead up to the main garden which is currently laid with astro turf (low maintenance), there is ample space to dine and barbecue with family & friends.

Mayall Road is ideally situated for both Herne Hill & Brixton centres, each with their own range of restaurant & shopping amenities, Herne Hill railway station (Victoria, Blackfriars, Thameslink) and Brixton railway station & tube. The vast expanse of Brockwell Park with its lido & cafe is also accessible.

Early viewings are highly recommended.

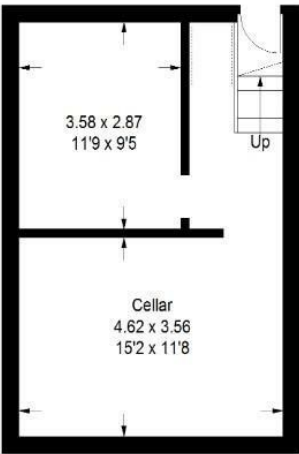
EPC: D | Council Tax Band: C | Lease: TBC years remaining | GR: TBC | SC: TBC | BI: TBC



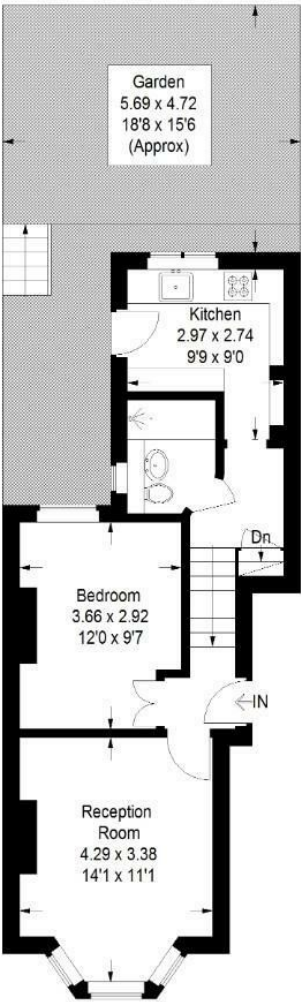
Floorplan

Mayall Road, SE24

Approximate Gross Internal Area
75.1 sq m / 808 sq ft



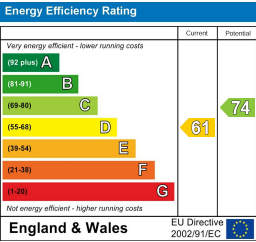
Basement



Ground Floor

= Reduced headroom below 1.5 m / 5'0

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