

Kestrel Avenue, SE24

£450,000 LEASEHOLD

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BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 One double bedroom

02 Top floor period conversion

03 Rooftop views from bedroom

04 Twin sash windows

05 Generous eaves storage

06 Bright kitchen with skylight

07 Moments from Brockwell Park

08 Close to Herne Hill station

Winkworth Herne Hill

020 7501 8950 hernehill@winkworth.co.uk

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THE PROPERTY

Positioned on the top floor of a handsome red brick period terrace, this one bedroom flat offers bright, characterful accommodation in one of Herne Hill's most popular residential pockets.

A staircase leads up to a light filled hallway with a skylight overhead. The bathroom sits just off here, fitted with a bath and shower over, a pedestal basin, a WC and a frosted sash window. Further along is the double bedroom, set to the rear of the building, where a large sash window frames views across the neighbouring rooftops. A built in cupboard in the hallway adds practical storage.

A few more steps rise to the landing. Ahead is the kitchen, tucked beneath the eaves and brightened by a skylight, with fitted units on two sides, an integrated oven and hob, and space for a washing machine. The living room opens off the landing and is the standout space in the flat. Long and well proportioned, it easily accommodates sitting, working and dining areas, with twin sash windows at the front looking out over the avenue. Sloping ceilings and a chimney breast lend plenty of character, and a door leads through to generous eaves storage. There is a further storage cupboard on the landing.

Kestrel Avenue forms part of the much admired Avenues of Herne Hill, a collection of period terraced streets a short walk from Herne Hill station, Brockwell Park and the highly regarded schools of Dulwich Village. The area's independent cafés, shops and restaurants are close at hand, along with the open green spaces of Brockwell Park and its well known Lido. Herne Hill station provides Thameslink and Southeastern services into the City and beyond, while Half Moon Lane, the Sunday market on Railton Road and the open spaces of Dulwich are all within easy reach.

THE DETAILS

TENURE
Leasehold

TERM
165 year and 8 months

SERVICE CHARGE
£200 per annum

GROUND RENT
£30 Annually

COUNCIL TAX BAND
C

EPC RATING
D

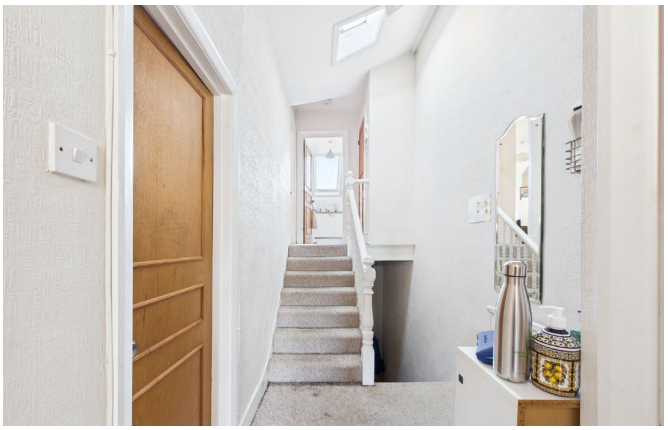
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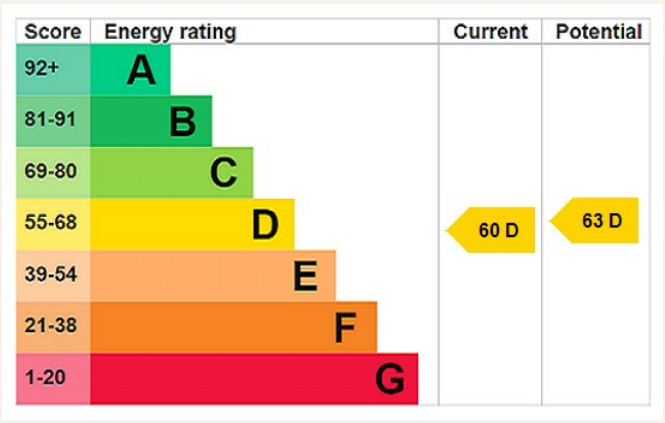


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ENERGY PERFORMANCE



VIEWINGS

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