



Elfindale Road, SE24

£500,000 *Leasehold*

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KEY FEATURES

- Two double bedrooms
- Spacious reception room
- Split-level first-floor layout
- Large boarded loft, STPP
- Separate kitchen space
- Shared rear garden
- Excellent school catchment
- Herne Hill & North Dulwich

Set along one of Herne Hill's most desirable tree-lined roads, this generous two-bedroom split-level flat occupies the first floor of an attractive period house and presents a superb opportunity for those seeking a rewarding renovation project in a prime Dulwich location. A private entrance leads upstairs to a bright landing, opening into a notably large reception room with high ceilings, a wide bay window, and excellent natural light. The separate kitchen sits to the rear and offers a practical layout with scope for redesign. Two well-proportioned double bedrooms are arranged across the split-level, providing flexibility for sharers, home working or guest accommodation. A bathroom completes the internal layout. The property further benefits from a large, boarded loft space, offering excellent storage and clear potential for conversion, subject to the usual planning permissions and consents. There is also access to a shared rear garden, providing valuable outdoor space rarely available in this price bracket. Elfindale Road is exceptionally well placed for both Herne Hill and North Dulwich stations, providing swift links into London Victoria, London Bridge and the City. The area is renowned for its excellent school catchment, popular independent shops and cafés, and easy access to green spaces including Sunray Gardens, Dulwich Park and Brockwell Park. Dulwich Village is within close reach, adding to the charm and appeal of this highly sought-after neighbourhood. Available with no onward chain, this flat represents an excellent chance to update and add value while securing a home in one of SE24's most attractive residential pockets. Please note: on completion the Buyer will pay a buyer's premium of 2% of the Purchase Price plus VAT, subject to a minimum of £4,000 plus VAT, as a contribution towards the seller's sales and marketing costs.

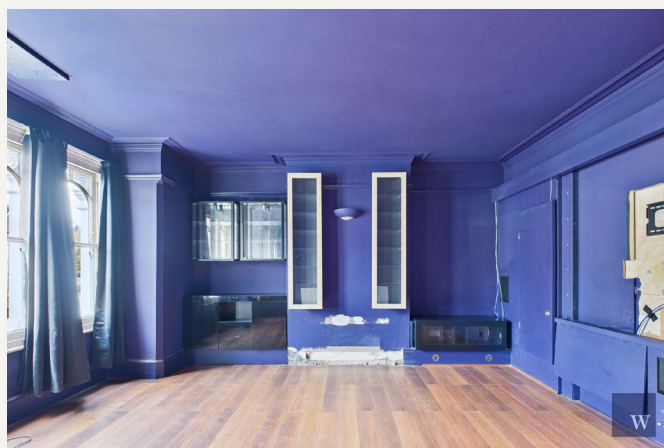
Herne Hill

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 82 year and 0 months
Council Tax Band: C
EPC rating: C

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