## MAYALL ROAD, SE24
### £1,100,000 FREEHOLD

# A LIGHT AND AIRY FOUR DOUBLE BEDROOM VICTORIAN TERRACED HOUSE IN HERNE HILL

**Herne Hill** | 0207 501 8950 | hernehill@winkworth.co.uk

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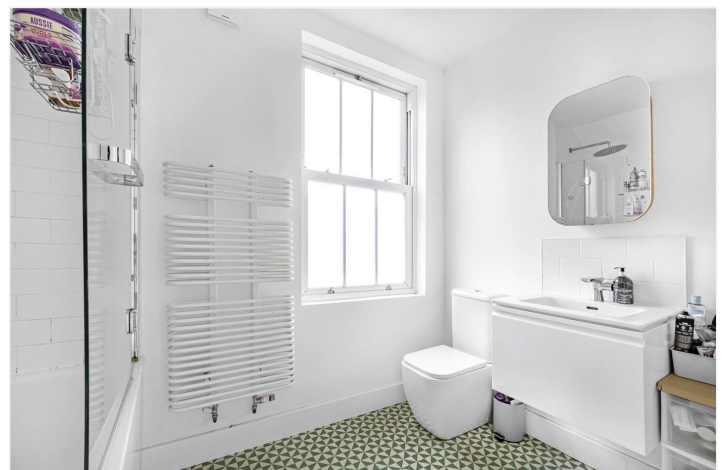
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## DESCRIPTION:

Available exclusively through Winkworth we are delighted to present this spacious family house which is set over three floors. The ground floor has a generous entrance hall leading to a front reception room to the front and located to the rear is the extended kitchen/dining room which has a skylight, perfect for letting in plenty of natural light. Large bi-folding doors open onto the patio garden with an outbuilding which is fitted with electrics and is insulated, currently used as a garden office and there is a bike shed too for ample storage. On the upper two levels there are four double bedrooms and two bathrooms completing the living space. Mayall Road is located on a quiet residential street of Herne Hill close to St Jude's Primary School and the Effra Nursery School with the lovely Brockwell Park and its iconic Lido close by. Offered without an on-going chain and early viewings are recommended.

## AT A GLANCE

- Terraced Victorian house
- Reception room
- Kitchen/dining room
- Four double bedrooms
- Two bathrooms
- Patio Garden with bike shed
- Outbuilding fitted with electrics and insulation
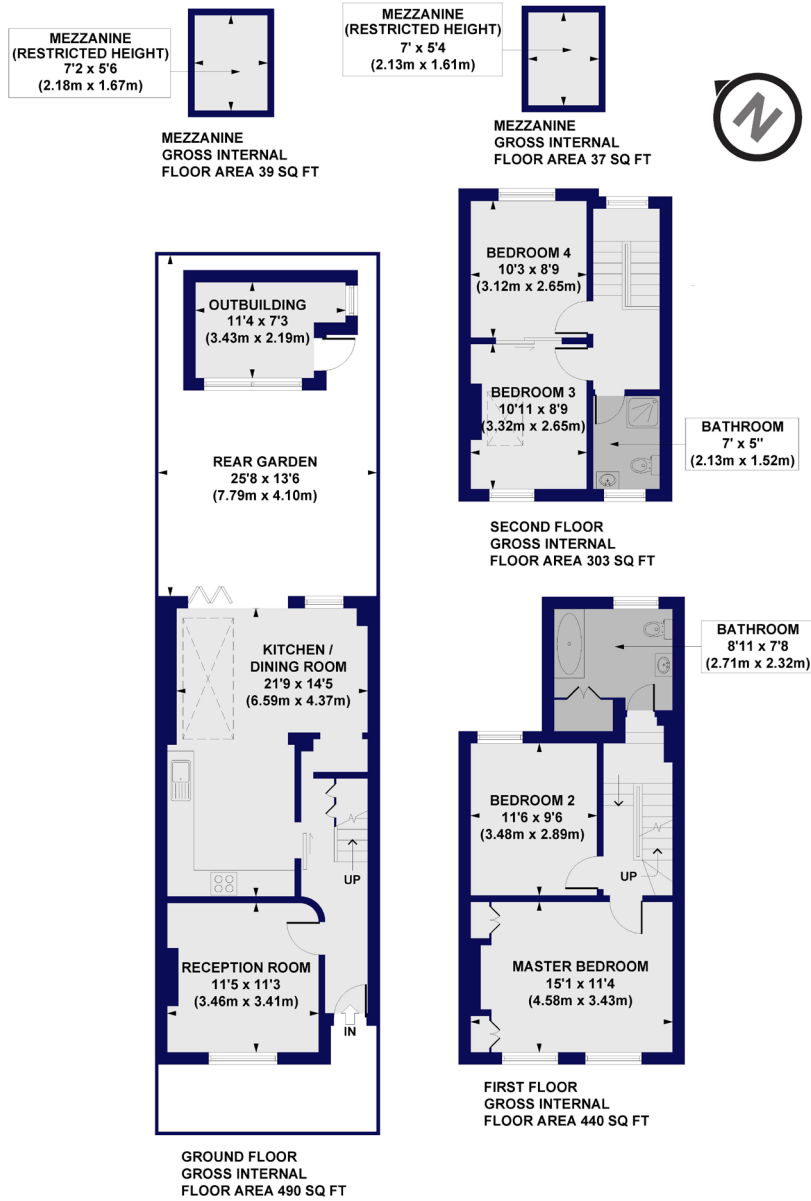- Freehold
- Chain Free

# Mayall Road, SE24

**Approx. Gross Internal Floor Area 1381 sq. ft / 128.26 sq. m (Including Outbuilding & Mezzanine)**
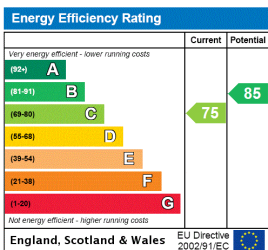**Approx. Gross Internal Floor Area 1234 sq. ft / 114.64 sq. m (Excluding Outbuilding & Mezzanine)**

**MEZZANINE**
**(RESTRICTED HEIGHT)**
7'2 x 5'6
(2.18m x 1.67m)

**MEZZANINE**
**GROSS INTERNAL**
**FLOOR AREA 39 SQ FT**

**MEZZANINE**
**(RESTRICTED HEIGHT)**
7' x 5'4
(2.13m x 1.61m)

**MEZZANINE**
**GROSS INTERNAL**
**FLOOR AREA 37 SQ FT**

**OUTBUILDING**
11'4 x 7'3
(3.43m x 2.19m)

**BEDROOM 4**
10'3 x 8'9
(3.12m x 2.65m)

**BEDROOM 3**
10'11 x 8'9
(3.32m x 2.65m)

**BATHROOM**
7' x 5''
(2.13m x 1.52m)

**REAR GARDEN**
25'8 x 13'6
(7.79m x 4.10m)

**SECOND FLOOR**
**GROSS INTERNAL**
**FLOOR AREA 303 SQ FT**

**KITCHEN /**
**DINING ROOM**
21'9 x 14'5
(6.59m x 4.37m)

**BATHROOM**
8'11 x 7'8
(2.71m x 2.32m)

**BEDROOM 2**
11'6 x 9'6
(3.48m x 2.89m)

UP

**RECEPTION ROOM**
11'5 x 11'3
(3.46m x 3.41m)

**MASTER BEDROOM**
15'1 x 11'4
(4.58m x 3.43m)

IN

**FIRST FLOOR**
**GROSS INTERNAL**
**FLOOR AREA 440 SQ FT**

**GROUND FLOOR**
**GROSS INTERNAL**
**FLOOR AREA 490 SQ FT**

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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