



FAWNBRAKE AVENUE, SE24
£365,000 LEASEHOLD

A GROUND FLOOR ONE BEDROOM VICTORIAN CONVERSION IN HERNE HILL

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DESCRIPTION

This presents a fantastic opportunity to acquire a ground floor Victorian conversion, boasting one double bedroom and presented in good decorative order. The property also enjoys access to a sizeable shared garden.

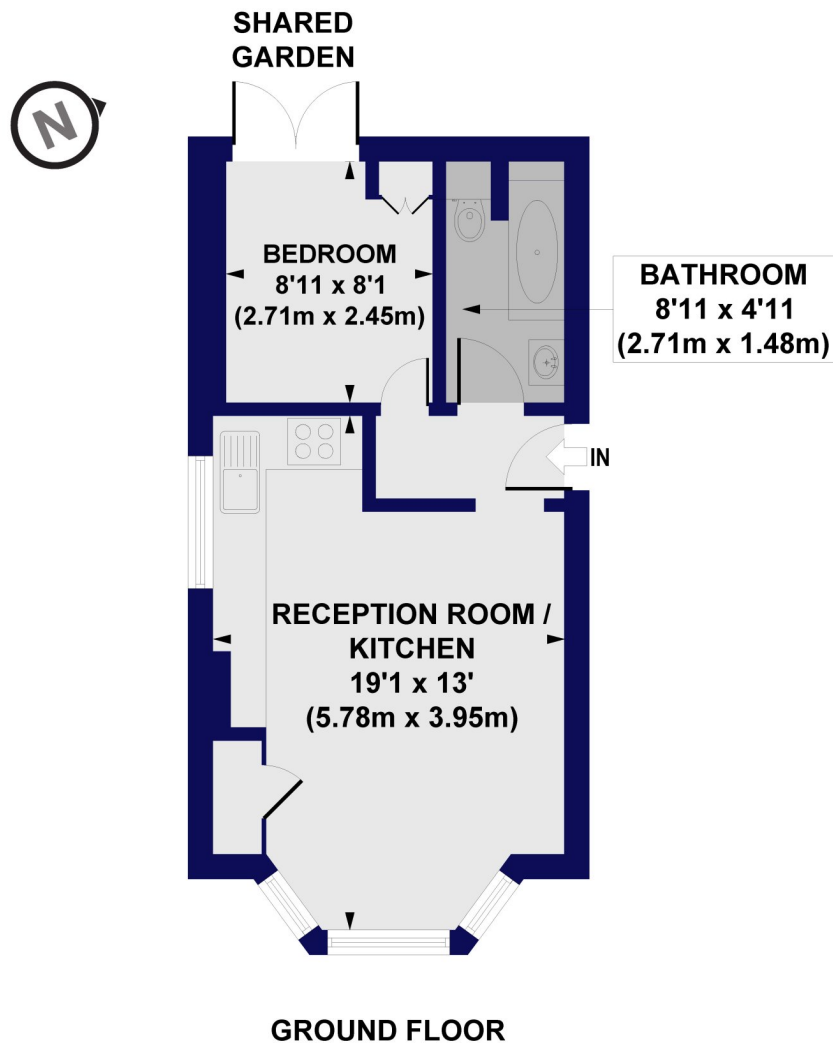
As you enter there is a spacious open-plan living area, encompassing a reception/diner/kitchen and the modern kitchen is equipped with ample wall and base units for storage comes complete with the usual appliances. Additionally, there's a metro-tiled white bathroom with a washbasin, bathtub with an overhead shower, and a WC. The double bedroom overlooks the large shared garden, perfect for summer entertaining.

Fawnbrake Avenue is a serene tree-lined residential street, characterized by charming terraced mid-Victorian properties. Residents benefit from a variety of dining options, including restaurants and independent coffee shops/cafes, as well as convenient walking access to Brockwell Park with its renowned Lido. Positioned conveniently for transport at Herne Hill mainline train station (Thameslink), this property offers easy commuting to both the City and the West End.





Fawnbrake Avenue, SE24
 Approx. Gross Internal Floor Area 346 sq. ft / 32.15 sq. m



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold
Term: Expires - 24/06/2176
Service Charge: £458.44 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: B

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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