



Wanless Road, SE24

Offers IEO: £475,000 *Leasehold*

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KEY FEATURES

- Bright dual-aspect living room
- Two double bedrooms
- Wide private balcony
- Fully fitted modern kitchen
- Luxury bathroom with premium fittings
- Central heating for year-round comfort
- Ample storage throughout

This outstanding third-floor apartment forms part of a contemporary development, offering modern living at its finest and available chain-free. The flat boasts a well-considered layout with a bright and airy open-plan living space, perfectly suited to both relaxed day-to-day living and entertaining guests. The sleek, modern kitchen is fully equipped with stylish finishes and ample storage, creating a welcoming space for anyone who enjoys cooking at home. A real highlight is the L-shaped balcony, providing a seamless indoor-outdoor connection and the perfect spot for a morning coffee, an evening drink, or simply unwinding after a busy day. The property further benefits from two bathrooms, adding excellent day-to-day convenience, as well as secure bike storage located on the lower floor.

Wanless Road is ideally positioned for those who value both connectivity and convenience. Loughborough Junction station is just a short stroll away, providing excellent transport links into central London, while Herne Hill and Brixton are also within easy reach, offering an exciting mix of independent shops, cafés, markets and a fantastic selection of bars and restaurants - perfect for those seeking a vibrant and dynamic lifestyle.

Herne Hill

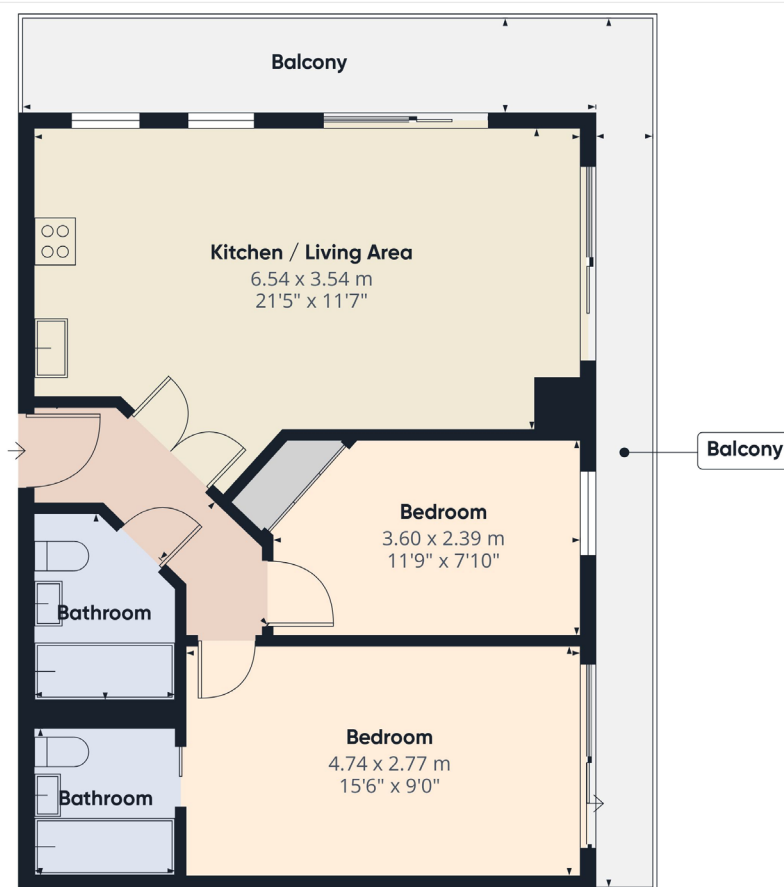
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Approximate total area⁽¹⁾

60.3 m²
649 ft²

Balconies and terraces

14.3 m²
154 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 114 years and 1 month

Service Charge: £1373 per annum

Ground Rent: £350 Annually (subject to increase)

Council Tax Band: C

EPC rating: C

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