



Elmwood Road, SE24

£450,000 *Leasehold*

1  1  1 

KEY FEATURES

- One-bedroom Victorian conversion flat
- Handsome semi-detached building
- Tranquil residential road
- Spacious reception with sash windows
- Direct garden access from bedroom
- Modern kitchen with ample storage
- Smart bathroom with wash basin
- Chain-free, early viewings recommended

Discover this charming one-bedroom Victorian conversion flat in a handsome semi-detached building, nestled on a tranquil residential road. This superb ground floor residence features a light and spacious reception room at the front, complete with large sash windows that flood the space with natural light. The generously sized double bedroom offers direct access to the rear garden, perfect for summer entertaining.

The modern kitchen is equipped with the usual appliances, boasts ample wall and base units for storage and also gives access onto the rear garden. The property also includes a smart bathroom with a

wash basin and WC. This flat is offered chain-free, and early viewings are highly recommended!

Elmwood Road is a sought-after street in the North Dulwich Triangle. The nearest stations are North Dulwich (London Bridge) and Herne Hill (Victoria & Thameslink). The property is conveniently located close to the boutiques, restaurants, and bars of Herne Hill and Dulwich Village.

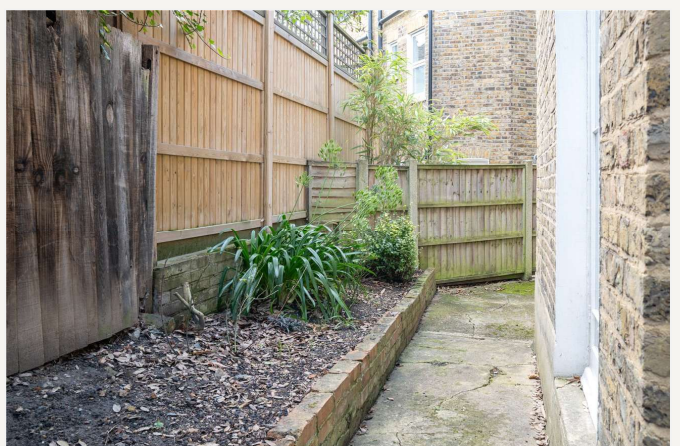
Herne Hill

0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

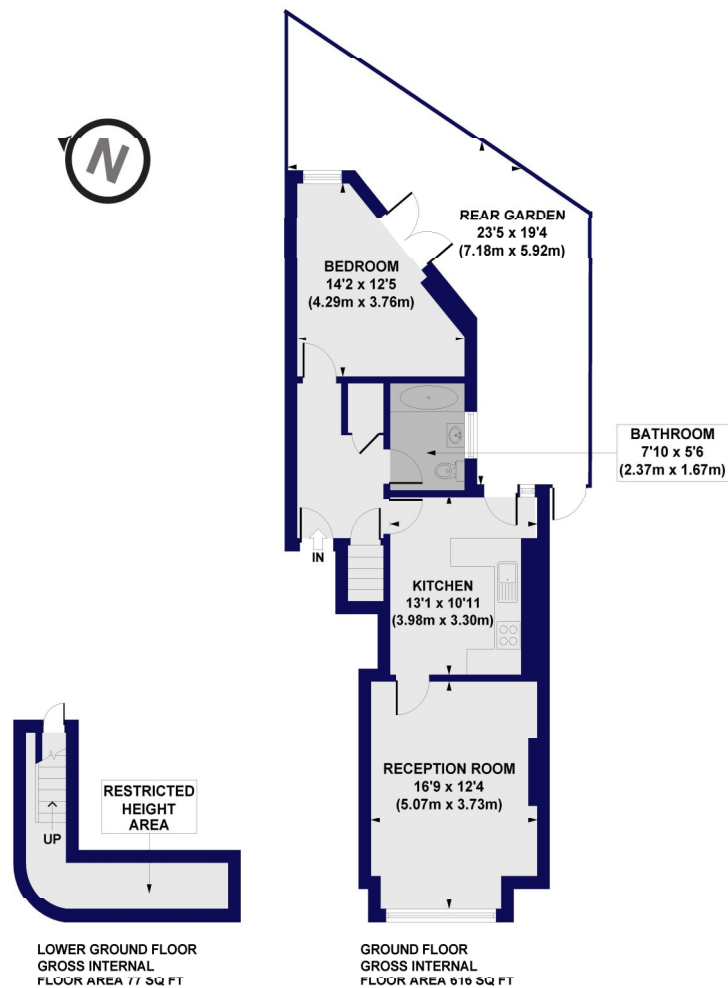




Elmwood Road, SE24

Approx. Gross Internal Floor Area 693 sq. ft / 64.40 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 616 sq. ft / 57.24 sq. m (Excluding Restricted Height Area)



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.

Winkworth

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

MATERIAL INFO

Tenure: Leasehold

Term: 90 year and 7 months

Service Charge: £433.09 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

Herne Hill

0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.