

**Elmwood Road, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£650,000**

Share of Freehold

## Property Details

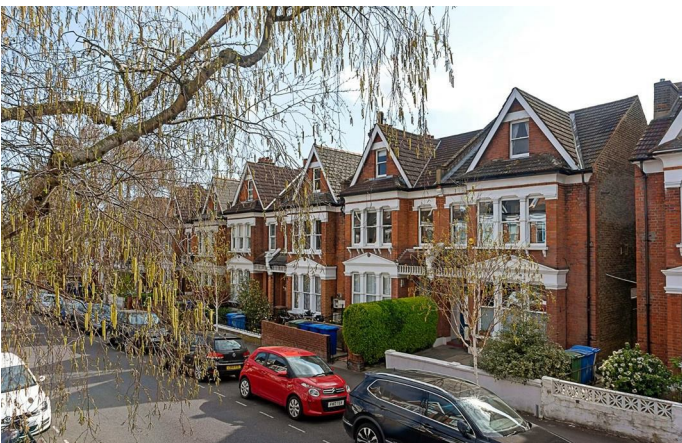
Arranged over the first floor, the heart of the home is the bright and airy open-plan reception. A modern, integrated kitchen complete with plenty of storage options and surface space is stylishly finished. The space also offers fantastic dimensions for a comfortable living area and good dimensions to dine. Both bedrooms are well-proportioned doubles, the initial bedroom sits adjacent to the reception, complete with built-in storage and peaceful garden views at the rear. The second 'loft-style' bedroom is arranged over the top floor of the property. A beautifully finished bathroom completes the flat, providing a free-standing bathtub and separate walk-in shower. The entire property is tastefully finished with stylish and modern décor. High ceilings add to the sense of space and a large storage area within the eaves provides the ability to hide away all those items unused on a regular basis.

Council tax band C      EPC rating D (56)

## Features

- Two double bedrooms
- Planning permission obtained for a third bedroom and standalone study
- 989 square feet of internal space
- Split-level
- Victorian conversion
- Bright, airy and beautifully finished throughout
- Share of freehold
- Chain free
- Local amenities of Herne Hill
- Herne Hill and North Dulwich stations





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2 Bedroom Flat

Approximate internal area: **989 sqft 92 sqm**

Approximate eaves storage: **54 sqft 5 sqm**

Approximate total internal area: **97 sqm 1045 sqft**



While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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