



Elmwood Road, North Dulwich **SE24**





Description

Newly refurbished and updated throughout, this wonderful purpose built apartment is situated in a fantastic location close to North Dulwich station, Dulwich Village and Herne Hill.

The property boasts two well proportioned, bright and airy bedrooms and a contemporary shower room. The open plan kitchen entertaining area has plenty of storage space as well as integrated appliances and access out on to the communal garden.

Location

Elmwood Road is ideally situated for local transport links. There are excellent connections to the City, Canary Wharf, West End and central London via London Bridge, Victoria, Blackfriars, City Thameslink and Kings Cross/St Pancras International either from North Dulwich (0.3 miles) or Herne Hill (0.6 miles). There are also numerous nearby bus routes.

Brockwell Park, with its famous Lido, Dulwich Park, Sunray Gardens and Ruskin Park are all nearby, as are the cafes, boutiques and amenities of Herne Hill and Dulwich Village. All times and distances are approximate.

A wealth of excellent state primary and secondary schools as well as private schools are nearby, including Judith Kerr Primary School, Dulwich Infants, Dulwich Hamlet, The Charter School, Judith Kerr Primary School, JAGS, Alleyns, Dulwich Prep London and Dulwich College.

EPC : C

Tenure: Leasehold approximately 106 years remaining

Service Charge/Ground Rent

Service charge is £150.71 p/m until March 2023 and is set annually. That includes ground rent which is currently £10 p/m.

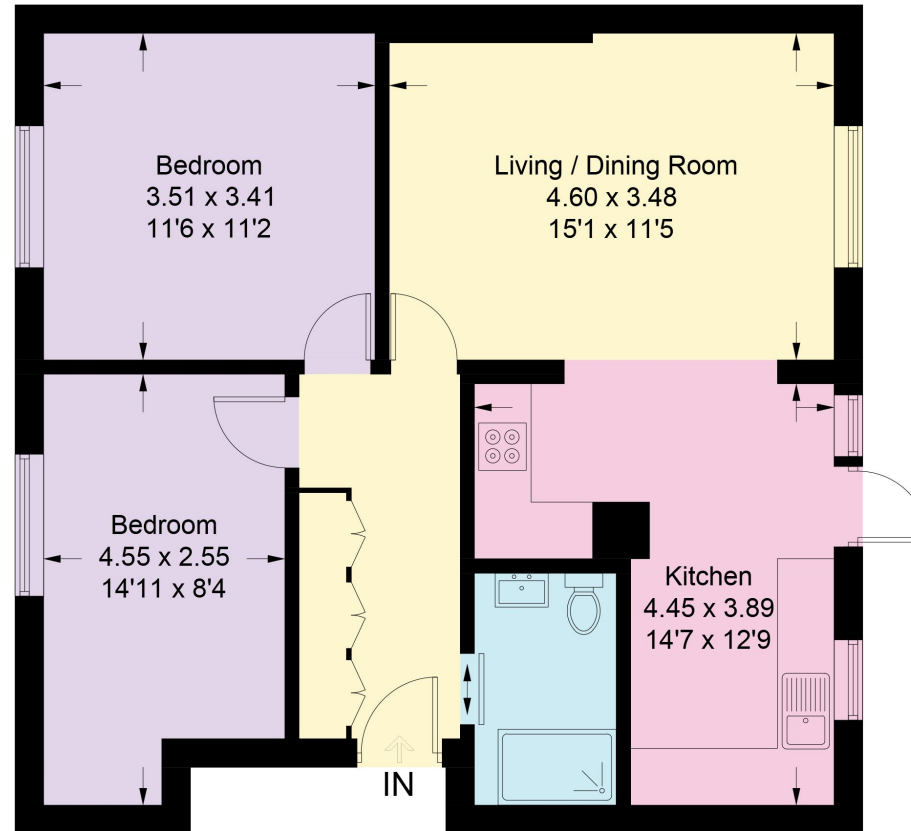
Local Authority: London Borough of Southwark

Council Tax Band: C



Approximate Gross Internal Area = 66.0 sq m / 710 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2022. Photographs and videos dated November 2022.

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