



## Flat 11, Cassinghurst, Sunray Avenue London, SE24 9PS

**Asking Price £240,000**

Nestled on the charming Sunray Avenue in London, this delightful flat offers a wonderful opportunity for both first-time buyers and investors alike. With one well-proportioned bedroom, this property is perfect for those seeking a comfortable living space in a vibrant area. The flat retains a sense of character while providing the potential for modernisation to suit your personal taste.

Conveniently located just 0.5 miles from North Dulwich train station, commuting to central London is a breeze, making this flat an ideal choice for professionals and families alike. The property is chain-free, allowing for a smooth and hassle-free purchase process.

The flat features a separate kitchen, providing a functional space for culinary enthusiasts to create their favourite meals. With great potential for enhancement, this property invites you to explore its possibilities and make it your own.

In summary, this flat on Sunray Avenue is a rare find in a sought-after location, combining comfort, convenience, and the promise of future value. Don't miss the chance to view this property and envision the lifestyle it can offer.

Tenure: Leasehold  
Remaining Years On Lease: 95 years  
Service charge: £1966.56 per annum  
Ground Rent: £10.00 per annum.

### Viewing

Please contact our Galloways West Norwood Office on 020 8766 6111

if you wish to arrange a viewing appointment for this property or require further information

- ONE BEDROOM
- CHAIN FREE
- SEPERATE KICTHEN & RECEPTION ROOM
- 0.8 MILES FROM EAST DULWICH TRAIN STATION
- 0.5 MILES FROM NORTH DULWICH TRAIN STATION
- (DISTANCES ESTIMATED VIA GOOGLE MAPS)
- BRIGHT AND AIRY
- GREAT LOCATION



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Floor Plan

Sunray Avenue, SE24  
1 Bedroom Flat  
APPROXIMATE GROSS INTERNAL AREA: 444 SQ FT / 41.2 SQ M

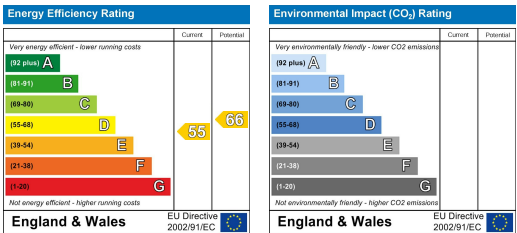


SECOND FLOOR

Area Map



Energy Efficiency Graph



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