



PEABODY ESTATE, SE24

£300,000 LEASEHOLD

A ONE DOUBLE BEDROOM GROUND FLOOR VICTORIAN PURPOSE BUILT FLAT IN HERNE HILL

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A one double bedroom ground floor flat set in an impressive Victorian purpose-built block on the ever-popular Peabody Estate on Rosendale Road. The property is ideally located for the local shops, bars, and cafes of Herne Hill and just a short walk away from the lovely Brockwell Park and its iconic Art Deco Lido. There are good transport links into London from Herne Hill Station and numerous buses into Brixton where you can pick up fast tube connections into central London. The apartment features a bright and spacious reception room with large windows that allow plenty of natural light to flood the space. The reception room also includes built-in shelving and storage, making it perfect for both relaxation and work-from-home needs. The kitchen is well-appointed with modern appliances, sleek cabinetry, and ample counter space, ideal for those who love to cook. The bedroom is a good-sized double with ample space for storage and large windows that provide an airy and inviting atmosphere. The modern bathroom features a shower over the bath, stylish tiling, and contemporary fixtures, providing a comfortable and convenient space. There is also a dedicated car

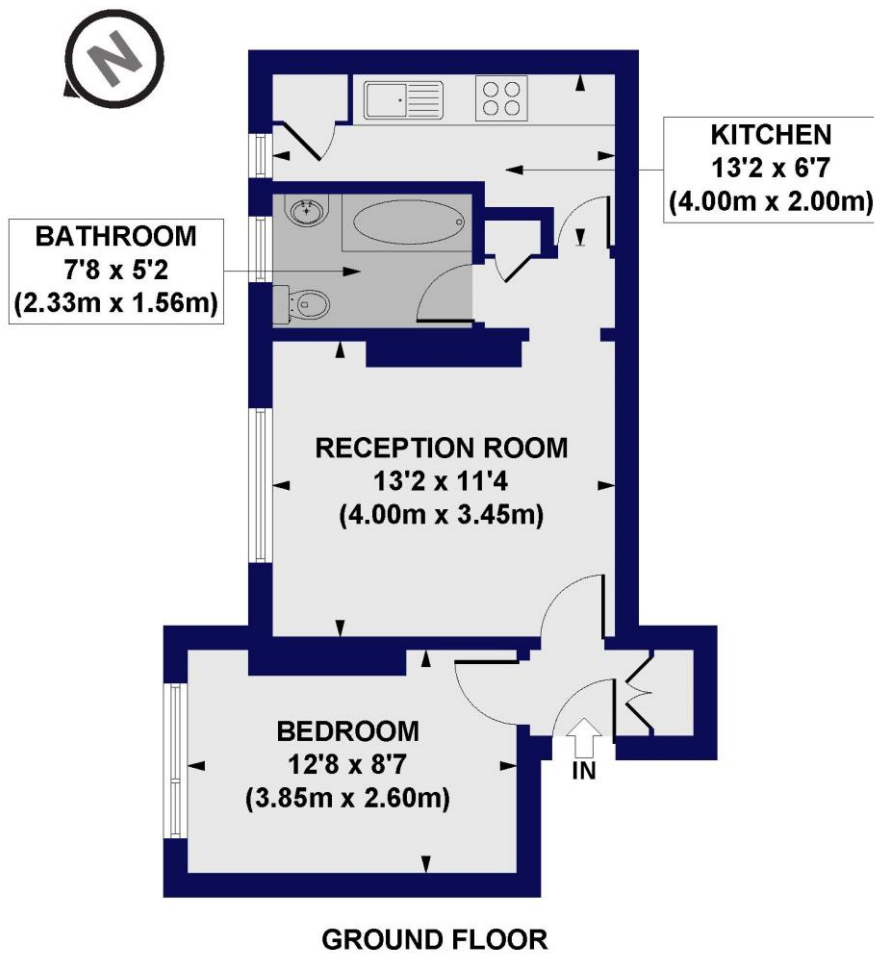
AT A GLANCE

- One double bedroom flat
- Victorian block, Peabody Estate
- Near Herne Hill shops
- Close to Brockwell Park
- Bright, spacious reception room
- Modern kitchen, sleek appliances
- Good-sized double bedroom
- Neutral decor, airy atmosphere
- Modern bathroom
- Residents' car park (subject to purchasing a permit)





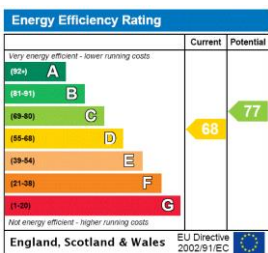
Peabody Estate, Rosendale Road, SE24
 Approx. Gross Internal Floor Area 419 sq. ft / 38.91 sq. m



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.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 105 year and 6 months

Service Charge: £1332 per annum

Ground Rent: £400 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk



for every step...

winkworth.co.uk

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.