



SPENSER ROAD, SE24
£425,000 LEASEHOLD

A SPACIOUS TWO BEDROOM VICTORIAN CONVERSION FLAT CLOSE TO BROCKWELL PARK

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A charming two double bedroom Victorian conversion flat situated in the heart of Poet's Corner. This delightful property features a spacious and bright open-plan kitchen/reception diner at the front. The fitted kitchen offers ample storage with plenty of wall and base units and comes equipped with the usual appliances. This split-level period conversion includes two generously sized double bedrooms, a bathroom with a shower over the bath, and a separate WC. Spenser Road is a quiet, tree-lined residential street, consisting mainly of attractive mid-Victorian terraced properties. The area boasts numerous restaurants and independent coffee shops/cafés and offers easy walking access to Brockwell Park with its iconic Lido. The property is well-located for transport, with Herne Hill mainline train station (Thameslink) and Brixton tube station (Victoria line) nearby, making it perfect for commuting to the City and West End.

AT A GLANCE

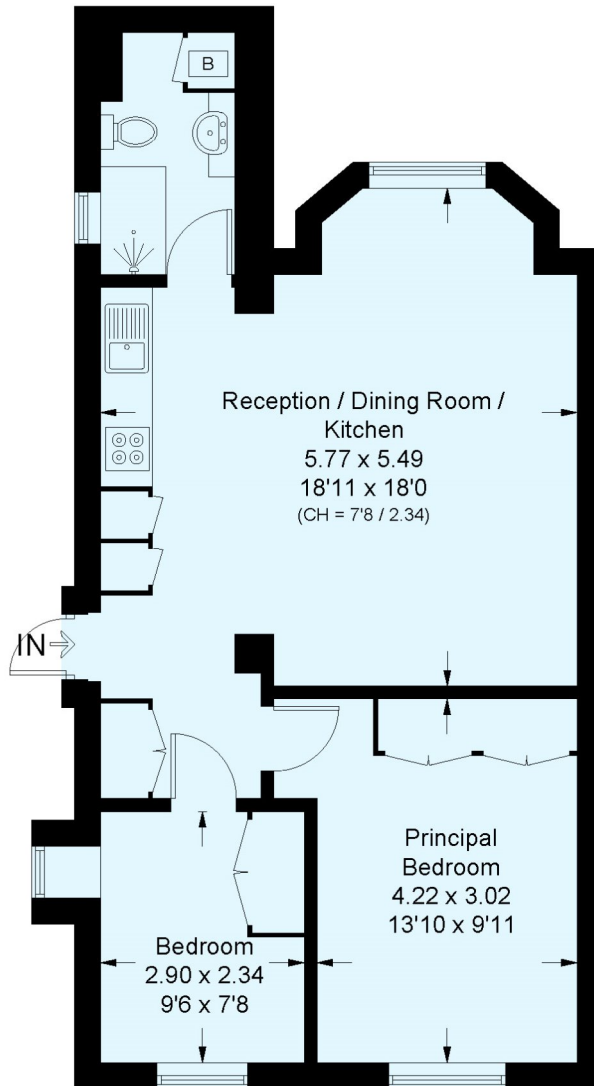
- Victorian conversion flat
- Two double bedrooms
- Open-plan kitchen/reception diner
- Ample kitchen storage
- Bathroom with shower
- Separate WC
- Quiet, tree-lined street
- Close to stations and park





Spenser Road, SE24

Approximate Floor Area = 57.7 sq m / 621 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID714097)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 167 year and 4 months

Service Charge: £1200 per annum

Council Tax Band: C

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

Winkworth

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.