



RYMER STREET, SE24
£950,000 FREEHOLD

CHARMING VICTORIAN TERRACE WITH MODERN COMFORTS IN THE HEART OF HERNE HILL

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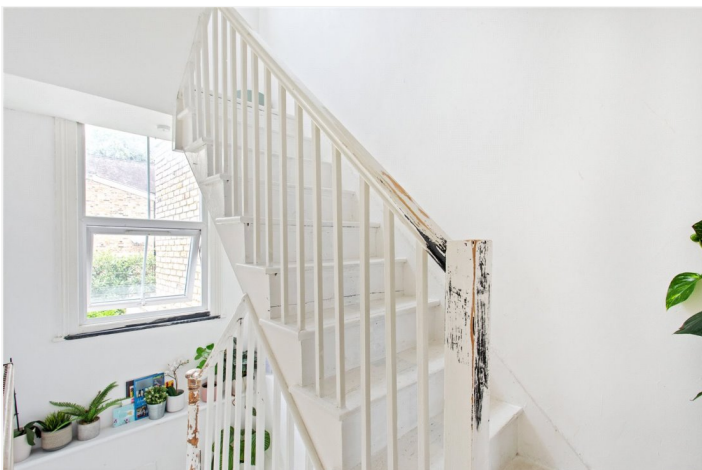
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Situated on Rymer Street, this charming Victorian terrace offers a perfect blend of period character and the opportunity for contemporary living through a renovation project. Located just a short distance from Herne Hill station, which provides speedy Thameslink connections to the city. The property features a bright and spacious master bedroom, a second large bedroom, and a third bedroom, all designed for comfort and relaxation. There is a modern family bathroom with contemporary fittings. The inviting reception room retains original period features, perfect for both relaxation and entertaining, while the modern kitchen is equipped with high-quality appliances and ample storage. Enjoy outdoor living in the generous rear garden, ideal for al fresco dining, gardening, and relaxation. For families, this home is within the catchment area of Judith Kerr Primary School, recently named the fifth-best state primary school in the country by The Sunday Times. The property retains much of its Victorian charm with large windows that flood the home with natural light. An exciting aspect of this property is that it comes with planning permission in place for a rear extension on both the ground and first floors. This offers the potential to create even more space tailored to your needs. Further details and drawings can be obtained via the agent. Just a short walk to Herne Hill station with fast Thameslink services to central London, commuting is a breeze. Ideally located, the property is close to an array of local amenities, including charming shops, cosy cafes, and delightful restaurants in Herne Hill. The proximity to outstanding local schools and the beautiful Brockwell Park, with its extensive green spaces, makes this home an ideal choice for families. This delightful home is perfect for those seeking a blend of period elegance, modern convenience, and exciting potential in a vibrant and well-connected area.





Rymer Street, SE24
 Approx. Gross Internal Floor Area 1047 sq. ft / 97.26 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: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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