



HERON ROAD, SE24
£1,100,000 FREEHOLD

CHARMING VICTORIAN HOME IN THE HEART OF HERNE HILL - A PERFECT BLEND OF PERIOD ELEGANCE AND MODERN COMFORT

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

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for every step...

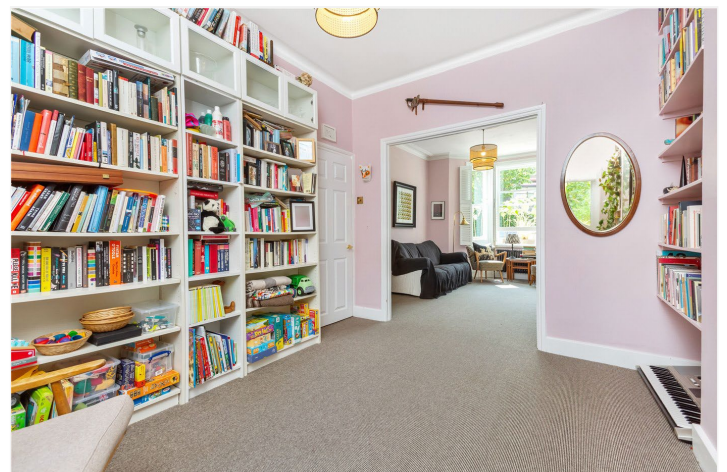
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DESCRIPTION:

As you approach the property, you are greeted by a classic brick façade typical of the area, complete with sash windows and a welcoming front door. Upon entering, the hallway leads you directly into the first of two reception rooms, bathed in natural light from the large bay window that highlights the elegant period fireplace, perfect for cosy evenings in. The adjoining reception room, equally spacious, provides a more intimate setting, ideal for a family room or formal dining area.

The heart of the home is the extended kitchen at the rear, offering a contemporary and expansive space for cooking and entertaining. The modern kitchen is fully equipped with sleek cabinetry and integrated appliances, flowing seamlessly into the dining area, which boasts large bi-fold doors that open onto the private, low-maintenance garden. This outdoor space is perfect for alfresco dining, surrounded by lush greenery that provides a tranquil escape from the hustle and bustle of city life. On the first floor, you will find three generous bedrooms, each filled with natural light and ample storage space. The master bedroom, located at the front of the property is bright and airy and the second and third bedrooms are also well-proportioned, offering flexibility for use as children's rooms, guest rooms, or a home office. A stylish family bathroom completes this floor, with modern fixtures and fittings. The second floor provides two additional bedrooms, perfect for a growing family or guests. One of these rooms is currently utilised as a home office, making it ideal for those working from home. The other bedroom is spacious and welcoming, served by a contemporary shower room, ensuring comfort and convenience on this level. The loft conversion adds a touch of luxury, with Velux windows flooding the top floor with light. The vibrant local community is well-served by an array of independent shops, cafes, and restaurants, as well as the ever-popular Brockwell Park, home to the iconic Brockwell Lido, offering outdoor swimming and numerous recreational activities. Heron Road is located in the heart of Herne Hill, a highly desirable area known for its community feel, excellent schools, and green spaces. Transport links are superb, with Herne Hill Station offering direct services to Victoria, Blackfriars, and St Pancras International, making this an ideal location for commuters. Local amenities include a range of boutique shops, cafes, and eateries, and the bustling Herne Hill Sunday Market, offering everything from fresh produce to artisanal crafts. The property is also within easy reach of the vibrant Brixton and Dulwich Village, each offering a unique selection of cultural and recreational activities.

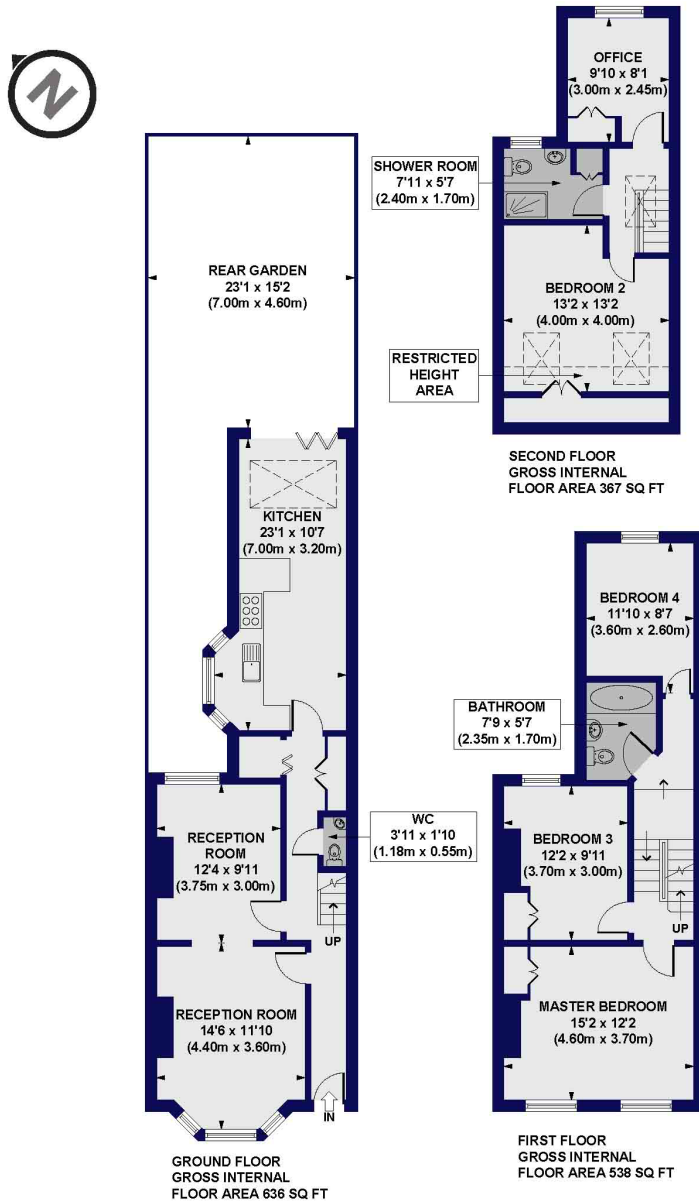




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Approx. Gross Internal Floor Area 1541 sq. ft / 143.16 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1483 sq. ft / 137.77 sq. m (Excluding Restricted Height Area)



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.

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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

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.

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