



SHAKESPEARE ROAD, SE24
£595,000 SHARE OF FREEHOLD

VICTORIAN CHARM MEETS CONTEMPORARY LIVING IN HERNE HILL

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This beautifully presented two-bedroom ground-floor Victorian conversion, situated in the sought-after area of Herne Hill, blends modern style with period charm. Offering generous living space with a contemporary open-plan kitchen and dining area, it leads directly onto a spacious 50 ft private rear garden, perfect for outdoor relaxation or entertaining. The light-filled reception room features bay windows and period details, while the spacious master bedroom provides a serene retreat. The property also benefits from a second bedroom, a sleek bathroom, and a well-maintained private rear garden.

Ideally located on a quiet tree-lined street, it's within easy walking distance to the vibrant amenities of Brixton and Herne Hill, including independent coffee shops, restaurants, and the lovely Brockwell Park and Lido. Loughborough Junction station (Thameslink) is also close by, offering additional transport options. Herne Hill mainline station and Brixton tube station (Victoria line) further enhance the superb transport links, providing quick access to the City and West End.

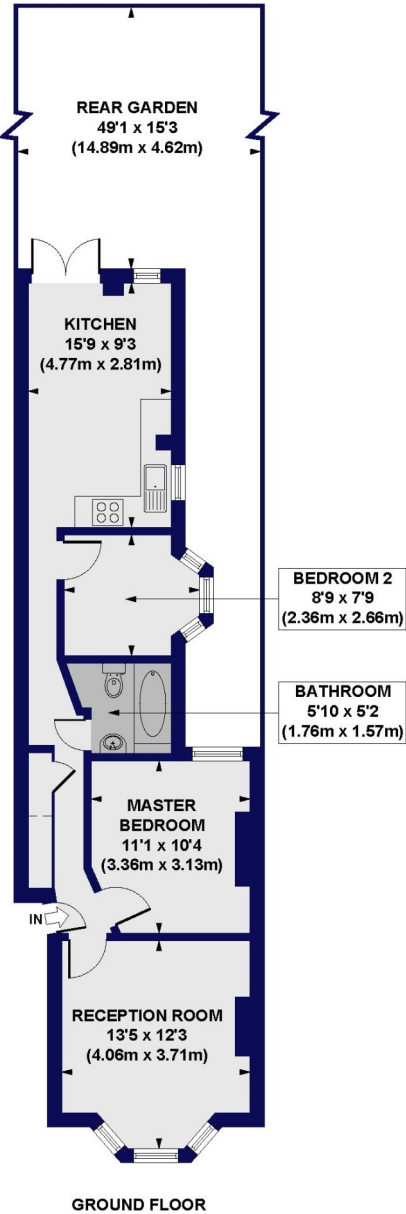
AT A GLANCE

- Two bedrooms
- Victorian conversion
- Open-plan kitchen and dining
- Private 50 ft. rear garden
- Reception room with bay windows
- Master bedroom
- Contemporary bathroom
- Close to Herne Hill and Brixton amenities





Shakespeare Road, SE24
Approx. Gross Internal Floor Area 595 sq. ft / 55.31 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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(39-54)	E		
(21-58)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 103 year and 2 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

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.



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