



MILKWOOD ROAD, SE24  
£375,000 LEASEHOLD

**Winkworth**





## MILKWOOD ROAD, SE24

Available exclusively through Winkworth, we are delighted to offer for sale this most attractive, split-level one double bedroom (with a study room) period conversion apartment in a sought-after location by Herne Hill.

We are delighted to present this first floor, split-level Victorian conversion located in Herne Hill. This property briefly comprises of: a bright open-plan kitchen/reception/diner with a sash bay window to front and the kitchen comprises of woodwork tops, washing machine, dishwasher, gas hob, electric oven and a fridge/freezer. There is also an enclosed study with fitted shelves and desk adjacent to this room. The modern bathroom has a shower over the bath, a wash hand basin and a WC. Located to the rear is a large double bedroom with wood floors and two windows, perfect for flooding in natural light. Milkwood Road is a quiet tree-lined residential street which consists of mainly terraced pretty mid-Victorian properties. There are many restaurants and independent coffee shops/cafes as well as easy walking access to Brockwell Park with its iconic Lido. Well-located for transport at Herne Hill mainline train station (Thameslink) - the property is perfect for easy commuting to the City and West End and close to several local schools. This spacious apartment is in excess of 460 Sq. Ft. and would be ideal for a first-time buyer/buy to let investor and is offered with a long lease, no chain.

### AT A GLANCE

- First Floor Victorian Conversion
- Open-Plan Living
- One Double Bedroom
- Study Room
- Modern Bathroom
- Long Lease
- Chain Free
- Lambeth Council Tax Band: B
- Sole Agent

### LOCATION

Herne Hill

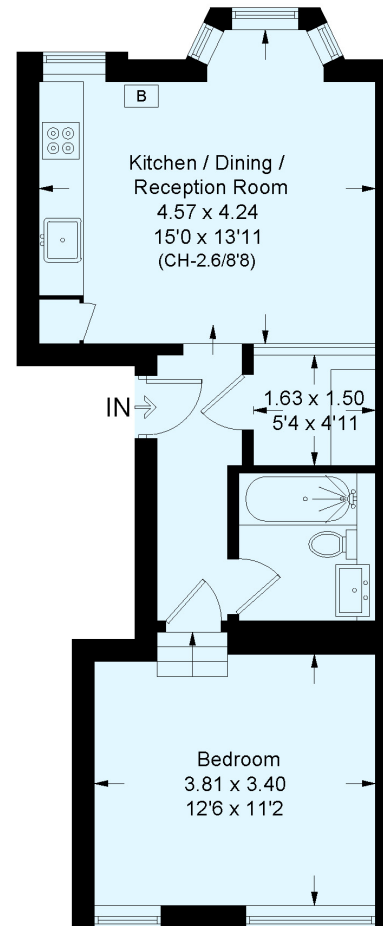






## Milkwood Road, SE24

Approximate Floor Area = 43.2 sq m / 465 sq ft  
Including Limited Use Area (0.6 sq m / 6 sq ft)



**First 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. (ID782349)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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