



MILKWOOD ROAD, SE24  
£390,000 LEASEHOLD

Winkworth



## MILKWOOD ROAD, SE24

Available exclusively through Winkworth, we are delighted to offer for sale this one double bedroom period conversion apartment in a sought-after location by Herne Hill.

We are delighted to present this ground floor, Victorian conversion located in Herne Hill. This property briefly comprises of a bright double bedroom to front with bay windows and plantation style shutters and two fitted wardrobes, a good size reception room overlooking the garden with a fireplace and there is also understairs storage in the hallway. The modern shower room is equipped with WC and wash hand basin is located to the rear of the property where there is also a good size modern kitchen breakfast with large French doors opening onto the partly decked southeast facing patio garden with side return, nice and bright perfect for alfresco dining. There is the possibility of a side return extension if required STPP. Milkwood Road is a quiet tree-lined residential street which consists of mainly terraced 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 512 Sq. Ft. and would be ideal for a first-time buyer/buy to let investor and is offered with a long lease, no chain.



## LOCATION


Herne Hill

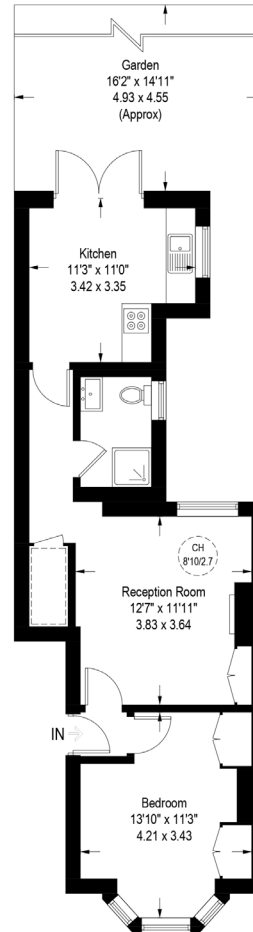


# Milkwood Road, London, SE24

Approximate Gross Internal Area = 498 sq ft / 46.3 sq m  
 (Excluding Reduced Headroom)  
 Reduced Headroom = 14 sq ft / 1.3 sq m  
 Total = 512 sq ft / 47.6 sq m  
 External Area = 343 sq ft / 31.9 sq m



 = Reduced headroom below 1.5m / 5'0"



## Ground Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1010738)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	69	74
(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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