



HERNE HILL ROAD, SE24
£550,000 LEASEHOLD

ELEGANT MAISONETTE IN THE HEART OF HERNE HILL OFFERING CLASSIC CHARM AND MODERN LIVING

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

Winkworth

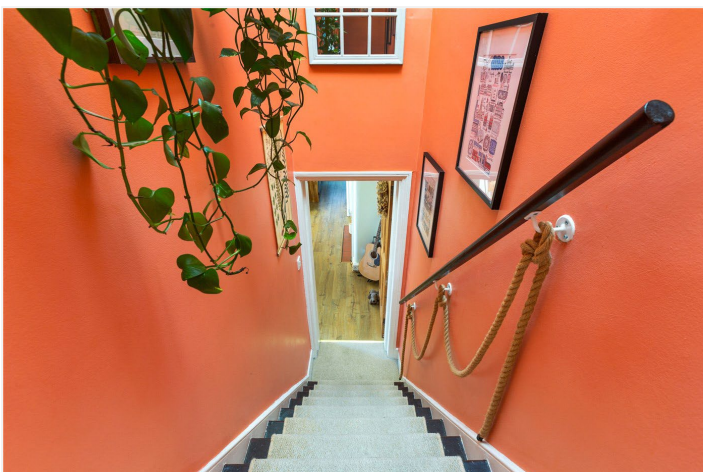
for every step...

winkworth.co.uk



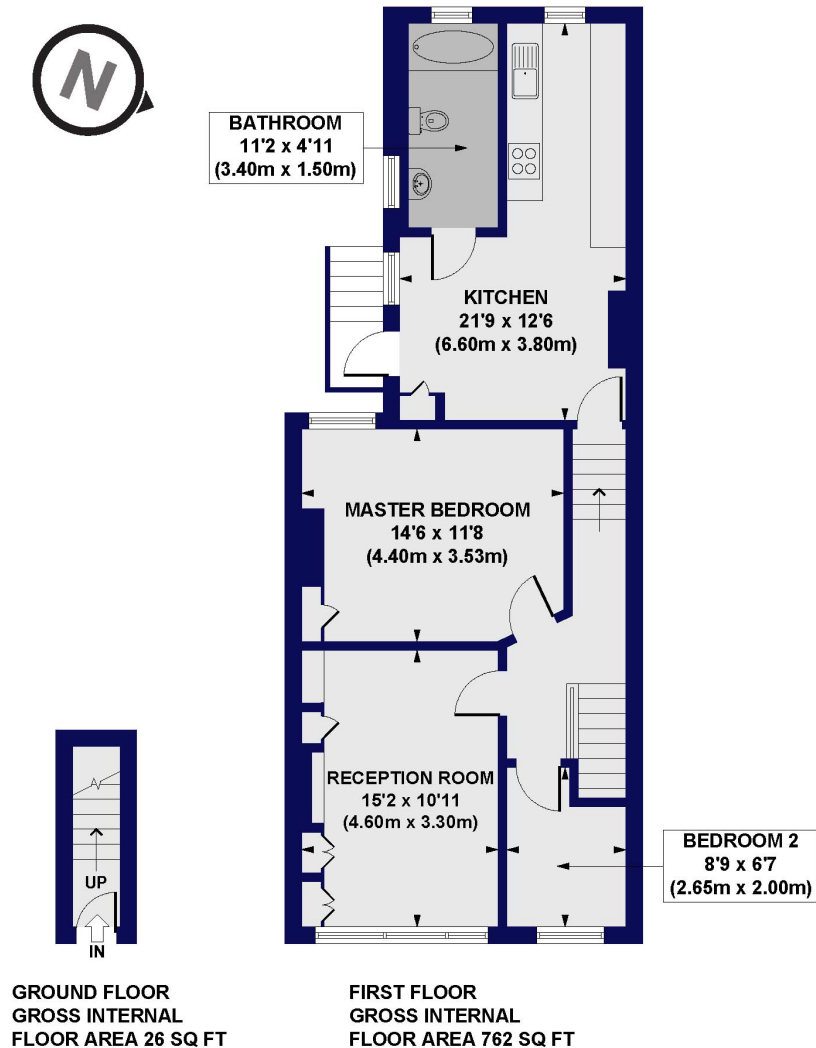
DESCRIPTION:

This charming split-level first-floor maisonette offers a delightful blend of classic elegance and modern living. The property, boasting two bedrooms, is perfectly positioned to take advantage of the vibrant local communities of Herne Hill, Loughborough Junction, Dulwich Village, Denmark Hill, and Brixton. Inside, the home is thoughtfully designed with bright, airy spaces, offering a sense of calm and comfort. The inviting living room, accented with original features, exudes warmth and character, providing an ideal setting for relaxation or entertaining guests. The modern open plan kitchen/dining space boasts sleek cabinetry, high-quality appliances, and ample storage, making it both stylish and functional for culinary enthusiasts. The spacious master bedroom is a tranquil retreat, with generous natural light streaming through large windows, creating a serene atmosphere. A second bedroom adds versatility, perfect for guests, a home office, or additional storage. This maisonette also benefits from generous attic space, providing additional storage opportunities and enhancing the overall functionality of the property. Complementing the home is a large, contemporary bathroom with modern fixtures and fittings. Situated just a stone's throw away from the beautiful Ruskin Park, residents can enjoy peaceful walks and green spaces, while excellent transport links from nearby stations ensure easy access to central London and beyond. This maisonette presents a perfect opportunity for those seeking a home that combines traditional charm with the conveniences of modern city living.





Herne Hill Road, SE24
Approx. Gross Internal Floor Area 789 sq. ft / 73.17 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.

Winkworth

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
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 949 year and 6 months

Ground Rent: £25 Annually (subject to increase)

Council Tax Band: D

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.

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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.