



HERNE HILL ROAD, SE24
£575,000 SHARE OF FREEHOLD

A SPACIOUS EDWARDIAN TWO BEDROOM MAISONETTE IN HERNE HILL

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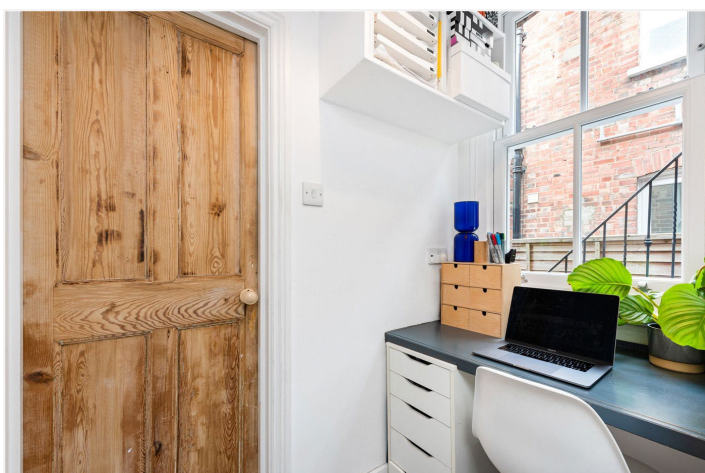


DESCRIPTION:

Available exclusively through Winkworth we are delighted to present this spacious split-level ground floor maisonette which retains plenty of original period features and has been lovingly refurbished and maintained by the current owners. The ground floor has its own private entrance leading to a front reception room with new sash windows, wooden floors and an original fireplace with a wood burning stove. Down some stairs is the spacious kitchen/diner which benefits from underfloor heating and is equipped with the usual modern appliances including a rangemaster cooker and a butler sink. There is direct access to the south-west facing patio private garden via the side return, perfect for summer entertaining. There is a study corner just off the kitchen, ideal as a work from home space. There are two double bedrooms both benefitting from plenty of natural light and overlook the garden. The modern bathroom has a bath with a shower overhead, a wash hand basin, a WC, plenty of hidden storage and underfloor heating. Conveniently situated near the bustling areas of Herne Hill, Loughborough Junction, Dulwich Village, Denmark Hill, and Brixton, as well as the charming Ruskin Park directly across from the property, this location offers easy access to a plethora of amenities. Excellent transport links include: Thameslink (Loughborough Junction and Herne Hill), Overground (Denmark Hill), and the Victoria Line at Brixton Underground station, all within walking distance. Offered with a Share of Freehold, early viewings are recommended!

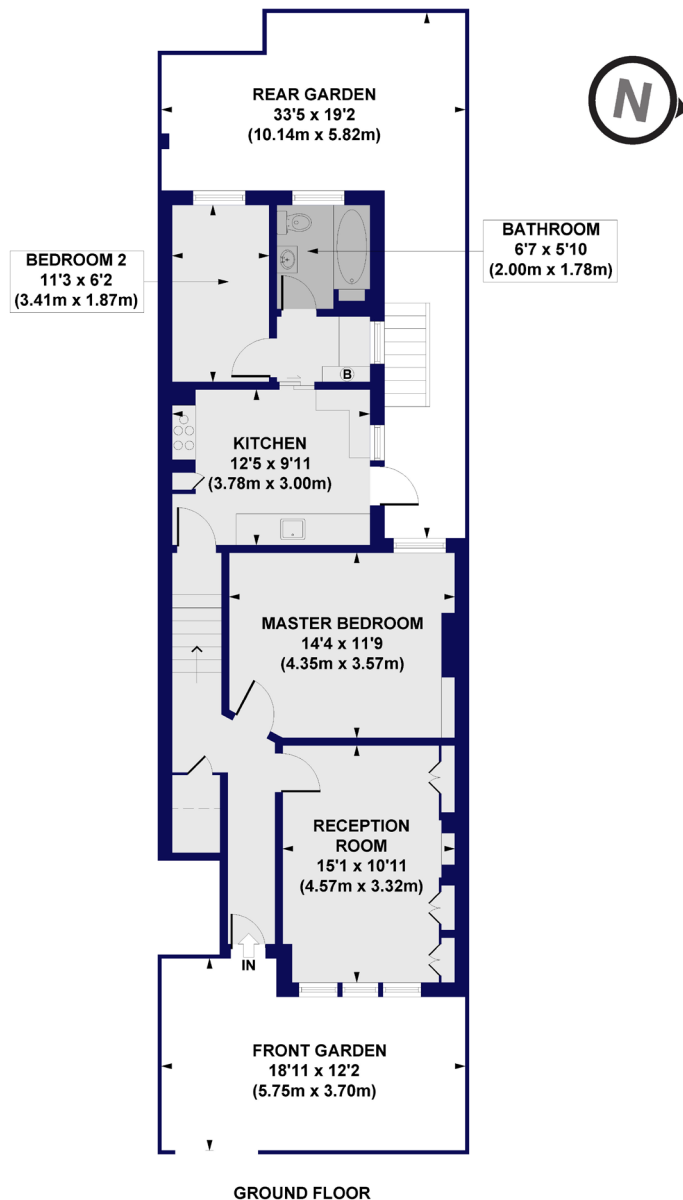
AT A GLANCE

- Edwardian Era
- Terraced Maisonette
- Reception Room
- Two Bedrooms
- Modern Bathroom
- Kitchen/Diner
- Study Corner
- Private South-West Facing Garden
- Share of Freehold





Herne Hill Road, SE24
Approx. Gross Internal Floor Area 725 sq. ft / 67.37 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.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	79
(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	

Tenure: Share of Freehold
Term: Expires - 25/12/2969
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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