



HURST STREET, SE24
£775,000 LEASEHOLD

A SPACIOUS PERIOD MAISONETTE IN THE HEART OF HERNE HILL

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

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DESCRIPTION:

This charming maisonette boasts a harmonious blend of period features and contemporary finishes. Entering through a private entrance, the ground floor reveals a spacious entrance hall that flows seamlessly into the interconnecting reception and dining rooms. Both rooms benefit from dual-aspect windows, inviting an abundance of natural light. The kitchen, situated at the rear, is well-appointed and opens out to a secluded garden, perfect for al fresco dining and summer entertaining.

Upstairs, the accommodation comprises two generously sized double bedrooms and the family bathroom is modern and complete with a bath with a shower overhead, wash hand basin, and WC.

Hurst Street 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 and South Eastern trains) - the property is perfect for easy commuting to the City and West End as well as Brixton Tubeline which is a 20 minute walk. Many local schools such as St. Judes and Jessop Primary Schools and the Effra Early Years Centre nursery school on Effra Parade are close by.







Floor 1

Floor 2

TOTAL: 816 sq. ft, 75 m²
 FLOOR 1: 403 sq. ft, 37 m², FLOOR 2: 413 sq. ft, 38 m²
 EXCLUDED AREAS: PORCH: 18 sq. ft, 2 m², GARDEN: 330 sq. ft, 31 m²

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 Winkworth. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	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: 106 years and 7 months

Ground Rent: £200 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.

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