



CHAUCER ROAD, SE24  
**£550,000 SHARE OF FREEHOLD**

## VICTORIAN CHARM MEETS MODERN LIVING ON SERENE CHAUCER ROAD

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## DESCRIPTION:

Chaucer Road is a serene, tree-lined residential street known for its beautiful terraced Victorian properties. This prime location offers an array of restaurants, independent coffee shops, and cafes, with the added benefit of easy walking access to the renowned Brockwell Park and its iconic Lido. Perfectly situated for commuters, the property is well-connected with Herne Hill mainline train station (Thameslink) and Brixton tube station (Victoria line) nearby, offering swift journeys to the City and West End. Families will appreciate the proximity to several local schools.

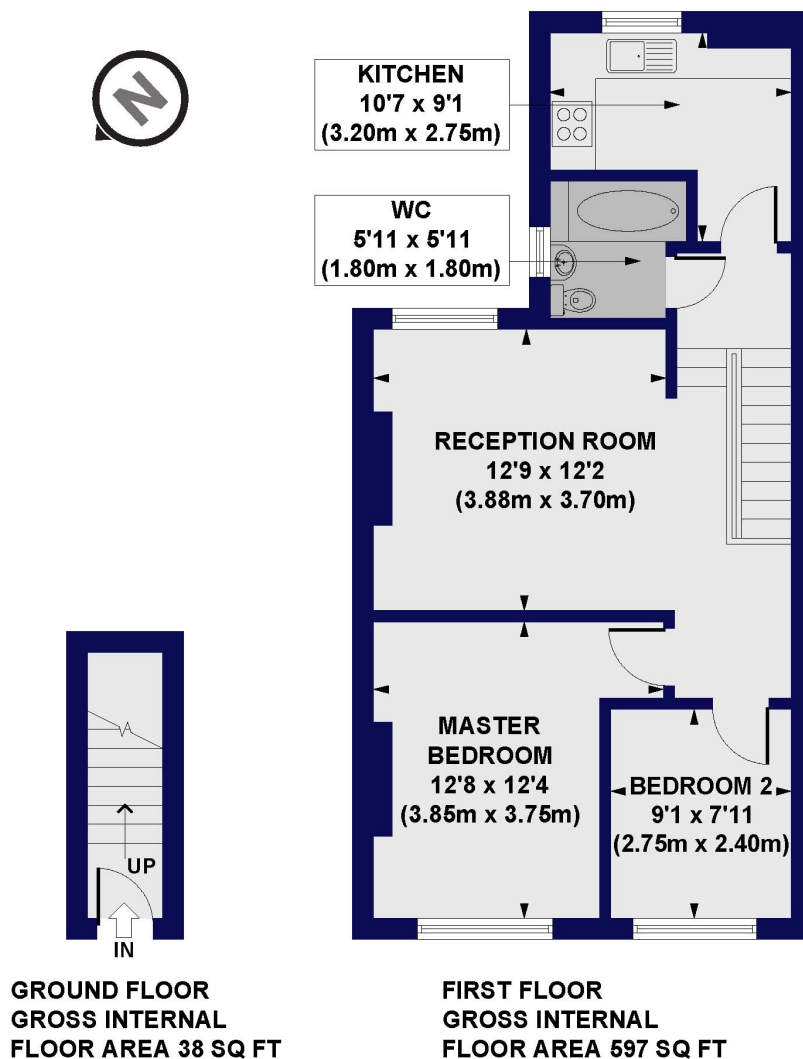
This delightful flat spans the first floor, offering a generous internal floor area. The home beautifully blends classic Victorian charm with modern conveniences, featuring high ceilings, large sash windows, and stylish interiors. Entering the property, you are greeted by a welcoming hallway that leads to the spacious reception room. This bright and inviting room is adorned with large sash windows that flood the space with natural light, creating a cosy yet sophisticated atmosphere for relaxation and entertainment.

The modern kitchen is well-equipped with contemporary fittings and ample storage. The kitchen's design includes sleek cabinets, integrated appliances, and a stylish backsplash, making it a perfect space for culinary enthusiasts. The principal bedroom is expansive, featuring a large sash window that provides a light and airy ambiance. This room offers ample space for furnishings, creating a peaceful retreat. The second bedroom is well-proportioned, perfect for guests or as a home office, with neutral decor and a large window.

The contemporary bathroom is designed with elegance in mind, featuring modern fixtures and fittings, a bathtub with an overhead shower, and a stylish vanity unit. Enjoy the tranquility of a quiet street while being within easy reach of vibrant local amenities and excellent transport links. Benefit from having one of London's most cherished parks on your doorstep, perfect for outdoor activities and leisurely strolls. Close to several reputable schools, making it an ideal home for families.



Chaucer Road, SE24  
 Approx. Gross Internal Floor Area 635 sq. ft / 58.97 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.



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.

**Tenure:** Share of Freehold

**Term:** 85 year and 10 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	78
(55-68) <b>D</b>	63
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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