



DERONDA ROAD, SE24
£700,000 SHARE OF FREEHOLD

CHARACTERFUL VICTORIAN CONVERSION WITH MODERN LUXURY IN HERNE HILL

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

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DESCRIPTION:

The flat features two generously sized double bedrooms, both filled with natural light that creates a warm and inviting atmosphere. The master bedroom is thoughtfully decorated to balance modern style with Victorian charm, featuring large windows, perfect for letting in plenty of natural light. The second bedroom is equally spacious, ideal for guests, a home office, or a second bedroom. The expansive living area is perfect for both relaxing and entertaining. Large sash windows and soft, neutral decor give the space a bright and airy feel, while the statement chandelier and original fireplace add a touch of sophistication. This room effortlessly transitions into the dining area, providing an ideal setting for dinner parties or cosy family meals. The kitchen boasts a large Belfast sink, a high-end range cooker, and warm wooden countertops that blend functionality with timeless style. Handcrafted cabinetry and stylish tiled backsplash bring a country-chic feel, perfectly complementing the Victorian roots of the property. It's a kitchen designed not only for cooking but for enjoying the art of it. The modern bathroom is complete with high-quality fittings and elegant finishes. The family bathroom features a rainfall shower over a classic bathtub, ideal for unwinding after a long day. Every detail has been meticulously planned to combine aesthetics with practicality, from the stylish gold fixtures to the beautiful mosaic tiling. Private garden access around the side of the building provides an outdoor escape that's ideal for relaxing, gardening, or entertaining guests. The garden is easy to maintain and offers a peaceful retreat, with enough space for outdoor dining or enjoying a morning coffee surrounded by greenery. It's a rare find to have such a lovely private outdoor area in this sought-after location. Deronda Road's location is simply superb, providing easy access to the vibrant Herne Hill and its famous Lido, as well as a selection of independent shops, cafes, and restaurants. The property is perfectly positioned for anyone looking to enjoy the charm of a friendly community while benefiting from excellent transport links into Central London. Herne Hill and Tulse Hill rail stations are just a short walk away, making commutes quick and convenient.







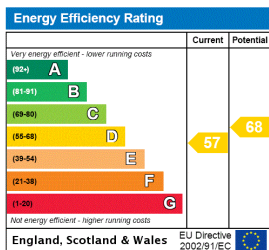
TOTAL: 877 sq. ft, 82 m2
 FLOOR 2: 686 sq. ft, 64 m2, FLOOR 3: 191 sq. ft, 18 m2
 EXCLUDED AREAS: HALL: 34 sq. ft, 3 m2, COMMUNAL HALLWAY: 29 sq. ft, 3 m2, GARDEN: 409 sq. ft, 38 m2, PORCH: 6 sq. ft, 1 m2, SIDE ACCESS: 245 sq. ft, 23 m2

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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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

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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