



DERONDA ROAD, LONDON, SE24  
**£700,000 LEASEHOLD**

**CHARACTERFUL VICTORIAN CONVERSION WITH MODERN  
LUXURY IN HERNE HILL**

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

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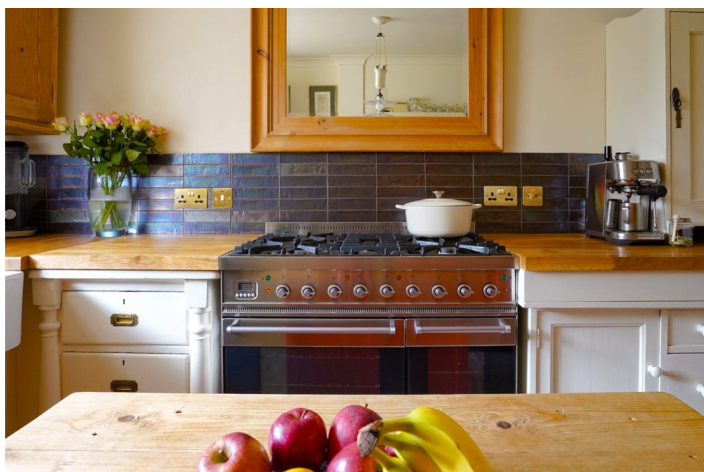
for every step...

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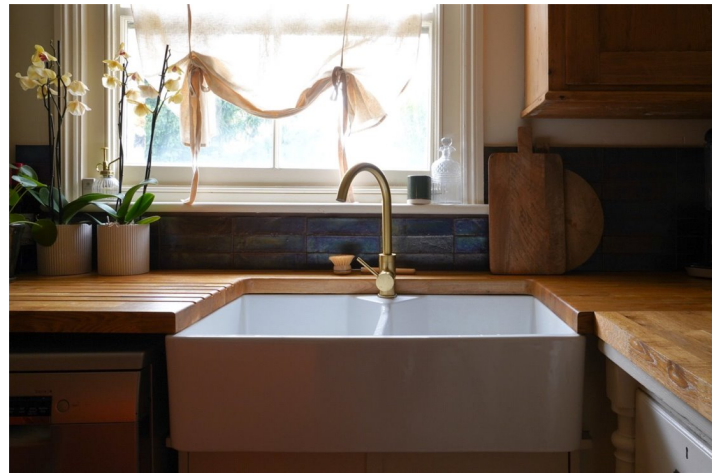
Nestled on the sought-after Deronda Road, this beautifully refurbished Victorian conversion apartment offers the perfect blend of period charm and modern comfort. The flat spans multiple levels, providing a spacious and unique layout that enhances both privacy and character. The flat features two generously sized double bedrooms, an expansive living area; perfect for both relaxing and entertaining. 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.



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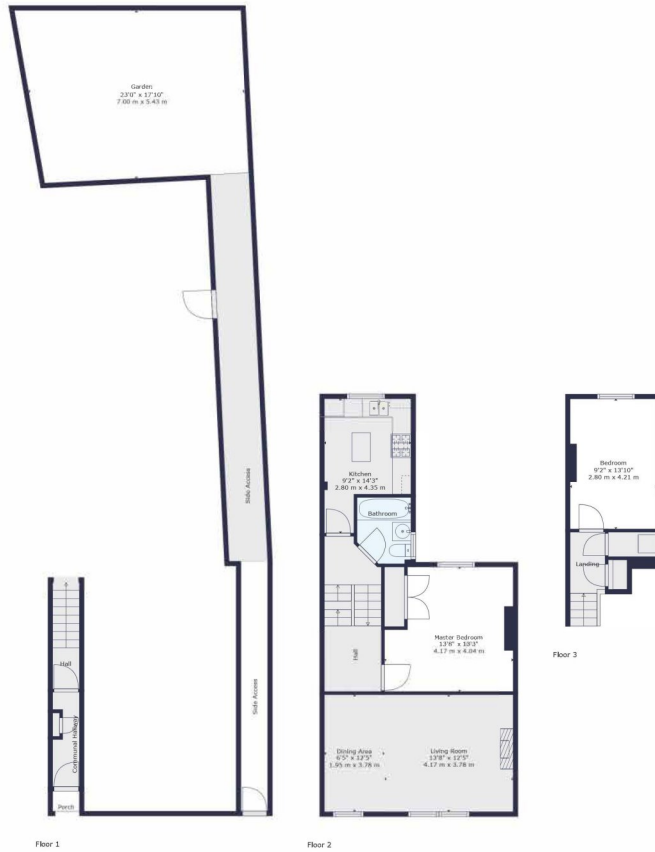
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Floor 1

Floor 2

Floor 3

**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 123 year and 0 months

**Service Charge:** £1402.32 per annum

**Ground Rent:** £ 300 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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