



HAWARDEN GROVE, SE24  
£625,000 LEASEHOLD

## CHARMING THREE-BEDROOM MAISONETTE LOCATED IN HERNE HILL

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## DESCRIPTION:

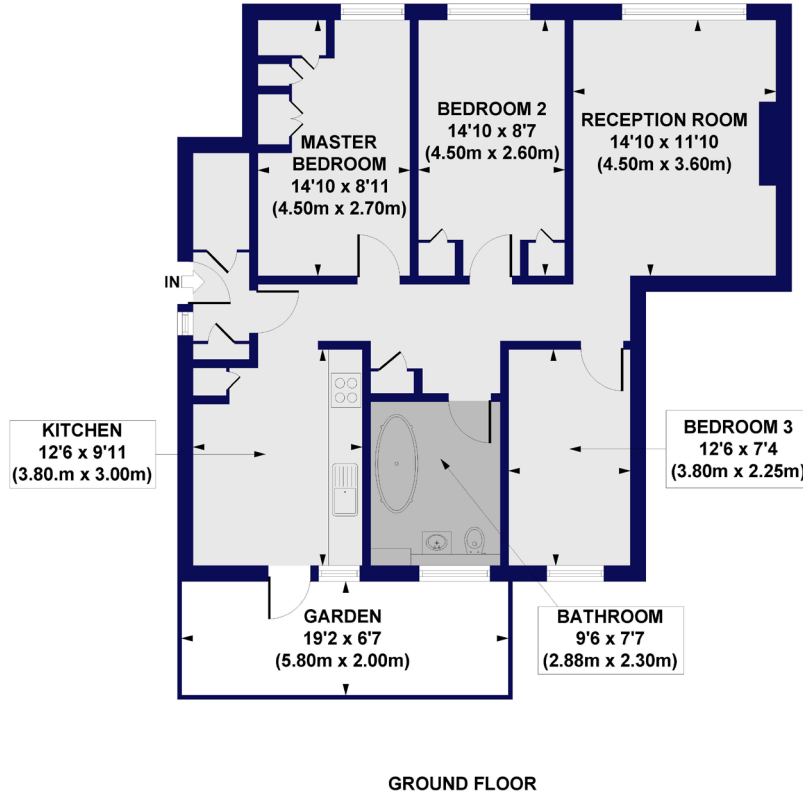
Stepping inside, the bright and spacious reception room has beautiful hardwood flooring, large windows, and ample space for both lounging and entertaining. The room is tastefully decorated, offering a warm and inviting atmosphere. The modern kitchen, equipped with the usual appliances and features ample countertop space, making it perfect for preparing meals, and flows seamlessly into the dining area. From here, a door leads out to a private section of garden which in turn leads to the communal garden—a shared green space offering a tranquil spot for enjoying the outdoors. The master bedroom is generously sized and filled with natural light, providing a peaceful retreat after a long day. The additional two bedrooms are also well-proportioned, with the second bedroom offering versatile space that could be used as a home office or guest room. The stylish family bathroom is fitted with modern fixtures and a soothing colour palette, ensuring a relaxing environment.

Additional benefits of the property include an off-street parking space (available on a first-come, first-served basis) and a designated ground floor shed for all your storage needs. Ideally situated for access to the many amenities and transport links of Herne Hill, the property is just a short stroll from the charming and picturesque Brockwell Park with its iconic Lido. This property is also within close proximity to the highly regarded Rosendale Primary School and a private nursery.





**Hawarden Grove, SE24**  
**Approx. Gross Internal Floor Area 902 sq. ft / 83.86 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	75	77
(55-68)	D		
(39-54)	E		
(21-53)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 180 year and 9 months

**Service Charge:** £1032 per annum

**Ground Rent:** £10 per annum

**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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