



SHAKESPEARE ROAD, SE24
£2,300 PER MONTH PART FURNISHED

A BRIGHT AND SPACIOUS, TWO DOUBLE
BEDROOM GROUND FLOOR VICTORIAN
CONVERSION APARTMENT WITH A PRIVATE
GARDEN

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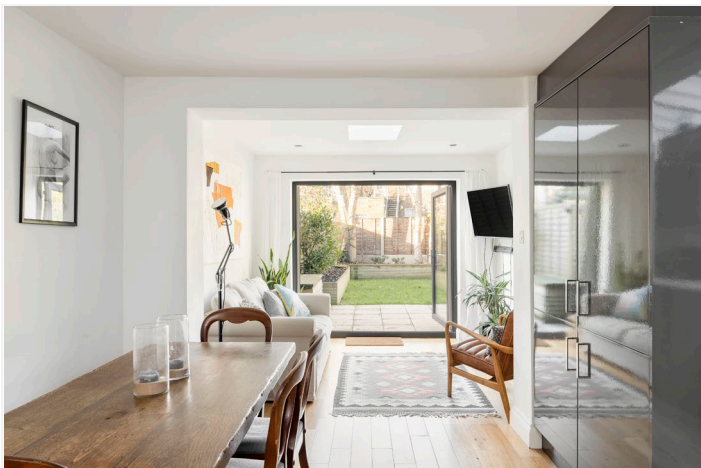


DESCRIPTION:

Available exclusively through Winkworth, we are delighted to present this spacious ground floor Victorian conversion apartment. The property briefly comprises of: a welcoming hallway which leads to the principal bedroom with wooden floors, fitted cupboards and a large bay window with plantation shutters to the front. Directly behind this room is the second double bedroom which is also a good size and also has fitted wardrobes. The modern white bathroom can be located in the middle of this level and consists of parquet style tiling, a wash hand basin with built-in storage underneath, a bathtub with a shower overhead and a WC. Located to the rear is the open-plan living area which sympathetically connects you via the large bi-folding doors onto the sunny, landscaped tropical garden with planted borders and a patio area, perfect for in/out entertaining. The kitchen area has sleek grey units with plenty of wall and base storage and is equipped with the usual integrated appliances such as a washing machine, fridge/freezer, dishwasher, oven, hob and extractor fan. You also have an added benefit of a little outdoor patio section just off the kitchen side for that extra outdoor space. The reception room is bright and allows for plenty of natural light via a skylight with good views onto the garden. The property is ideally located on a residential street just a stone's throw from Brockwell Park with its Iconic Lido and the amenities and transport links of Brixton and Herne Hill. Available from the 21st February on a part furnished basis.

AT A GLANCE

- Victorian Conversion Apartment
- Ground Floor
- Open-Plan Living
- Reception/Kitchen/Dining Room
- Two Double Bedrooms
- Tropical Garden
- Separate Patio Area
- Lambeth Council Tax Band: C
- Part Furnished
- Available 21st February



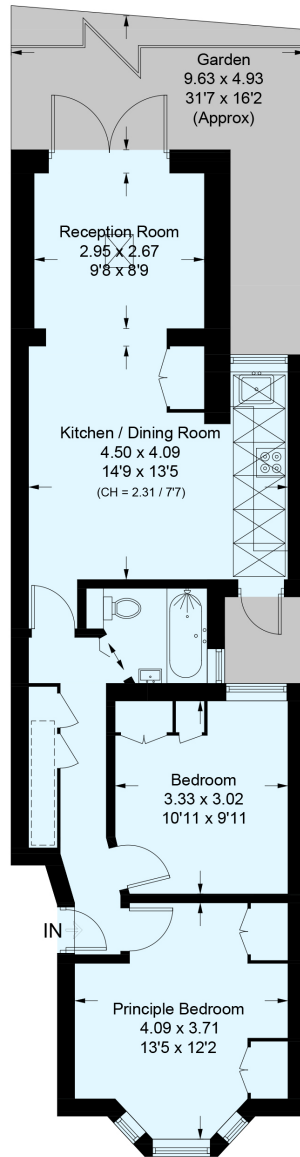


Shakespeare Road, SE24

Approximate Floor Area = 62.9 sq m / 677 sq ft
Including Limited Use Area (1.5 sq m / 16 sq ft)



= Reduced head height below 1.5m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID822567)

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+)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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