



Spenser Road SE24  
£625,000

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# In general

- Poets Corner Area
- Period Maisonette
- Ground Floor
- Immaculately Presented Throughout
- Two Double Bedroom
- Sole Use of Private West Facing Garden
- Stylish Bathroom
- Modern Kitchen
- Close to Herne Hill and Brixton Amenities
- Close To Brockwell Park

# In detail

We are delighted to bring to the market this period 2 double bedroom ground floor garden maisonette for sale on Spenser Road, a sought after residential road within the Poets Corner area of Herne Hill.

The property benefits from having its own entrance, is immaculately presented throughout and has a Share of the Freehold. The property comprises a bright reception room with bay window to front, modern kitchen with a range of wall and base units, the 2 double bedrooms offer views over the rear garden, a stylish bathroom suite comprises both a double-ended bath and walk-in shower cubicle, and a useful cupboard in the hallway has space for the washing machine. The 50ft West facing garden has a paved area then mainly laid to lawn with a variety of mature shrub and flower borders.

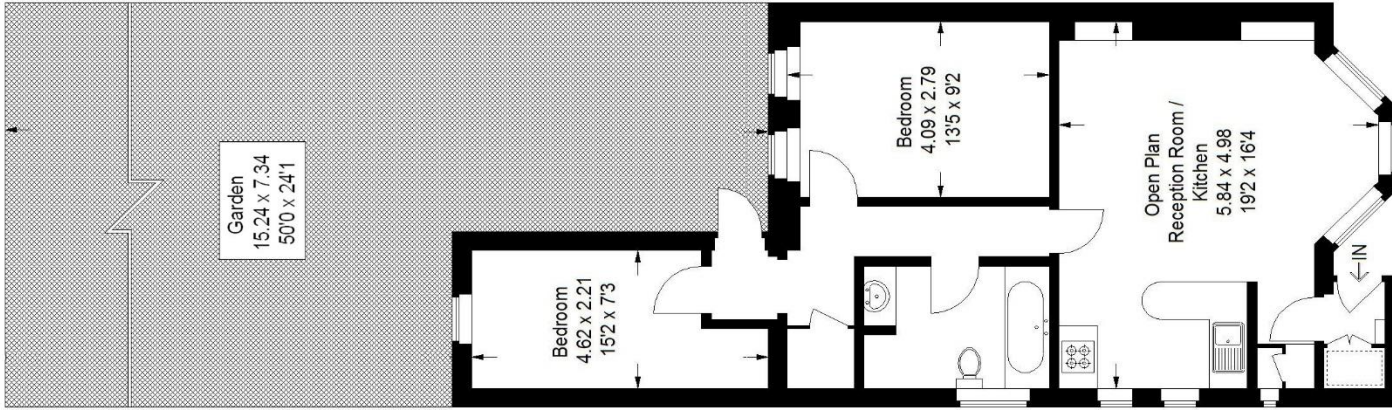
Herne Hill centre offers a range of popular restaurant and shopping amenities, railway station (London Victoria, Thameslink to Blackfriars) and the vast expanse of Brockwell Park with its lido and café. Early viewings of this fine home are highly recommended. EPC: D.



# Floorplan

Spenser Road, SE24

Approximate Gross Internal Area  
63.2 sq m / 680 sq ft



## Lower Ground Floor

⋮ = Reduced headroom below 1.5 m / 5'0"

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

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