



Herne Hill Road, SE24
Guide £450,000- £475,000

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In general

- Split Level Period Property
- Spacious Reception/Kitchen
- Two Double Bedrooms
- Bathroom & En-Suite WC
- Close To Transport Links
- Offered Chain Free
- Close To Ruskin Park

In detail

We are delighted to offer this 2 double bedroom split level Victorian flat for sale on Herne Hill Road.

The accommodation comprises a spacious reception room open to a modern kitchen, 2 double bedrooms (one with an en-suite WC), and bathroom.

The delights of Ruskin Park are moments away, and the property is served by Herne Hill, Denmark Hill & Loughborough Junction railway stations.

Herne Hill centre is close-by with a popular selection of restaurant & shopping amenities, and Brockwell Park with its cafe & lido.

Early viewing is highly recommended.

EPC C.

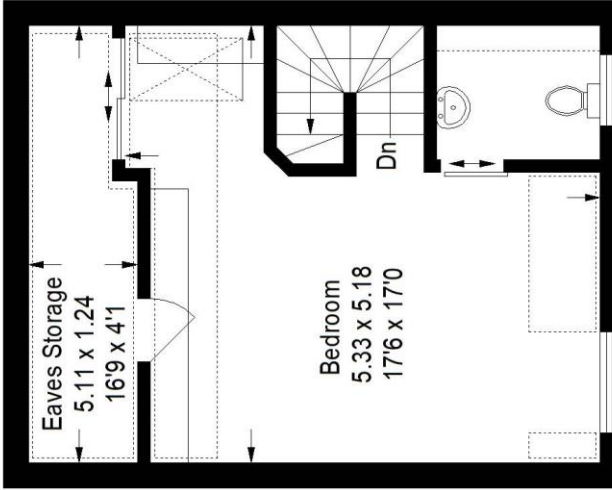


Floorplan

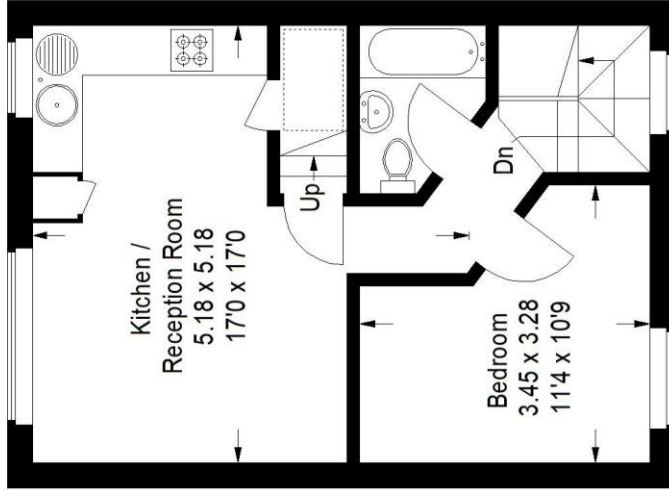
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Approximate Gross Internal Area

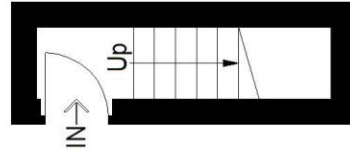
79 sq m / 851 sq ft



Third Floor



Second Floor

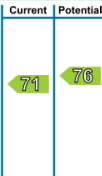


First Floor

 = 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		
Very energy efficient • lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient • higher running costs		

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