



Romola Road, SE24
Guide £1,475,000

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In general

- Accommodation of 1997 sq ft.
- Popular residential road
- Excellent entertaining space
- Underfloor heating throughout
- Built-in speakers to receptions
- Five double bedrooms
- Two bathrooms, two separate wc's
- Good sized rear garden

In detail

Immediate viewings are recommended on this substantial family home on Romola Road, a quiet tree-lined residential road in Herne Hill.

The vast accommodation is neutrally decorated throughout, large sash windows & velux windows provide extensive light, and there is underfloor heating throughout the house. The front reception has a large bay window to the front with modern shutters and there is an integral sliding door enabling privacy when desired.

The entrance hall is wider than average with clever storage cupboards, there is a large dining room with steps leading down to an extended kitchen/reception room with a vast range of stylish wall & base units, access to a utility room, and full height & width bi-folding doors lead to the rear garden. There is a downstairs wc on the ground floor, too.

The principal bedroom has large bay windows to front with plantation shutters, there are a wall of built-in double wardrobes, 'his & hers' wall mounted double bowl sinks with vanity storage, and a walk-in shower room with doors opening to a small front balcony. There are a further four double bedrooms, family bathroom and separate wc.

The rear garden has a full width paved area, then the garden is mainly laid to lawn with a shed to the rear.

Romola Road is a popular road which is full of Blossom trees in the summer months, and is very popular with young professionals and families.

Tulse Hill station is closeby with rapid links to Central London. Herne Hill centre has a good range of restaurants & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the delights of Brockwell Park with its cafe & lido.

EPC: | Council Tax Band: E



Floorplan

Romola Road, SE24

Approximate Gross Internal Area

Ground Floor = 77.4 sq m / 833 sq ft

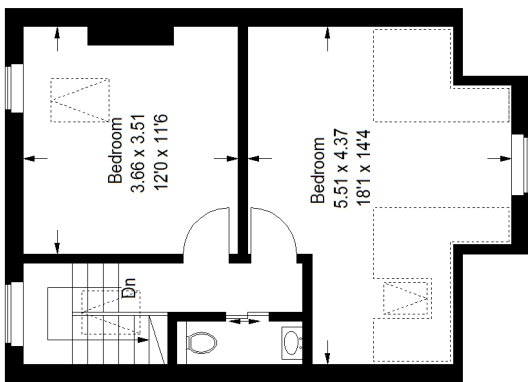
First Floor = 67.2 sq m / 723 sq ft

Second Floor = 41.0 sq m / 441 sq ft

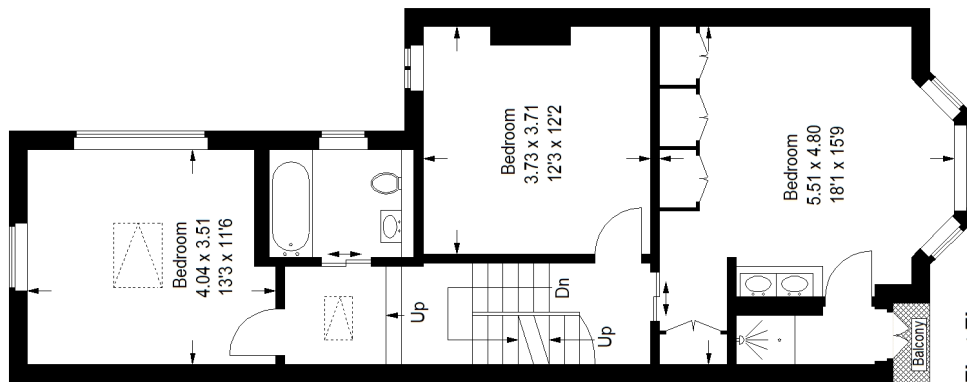
Total = 185.6 sq m / 1997 sq ft



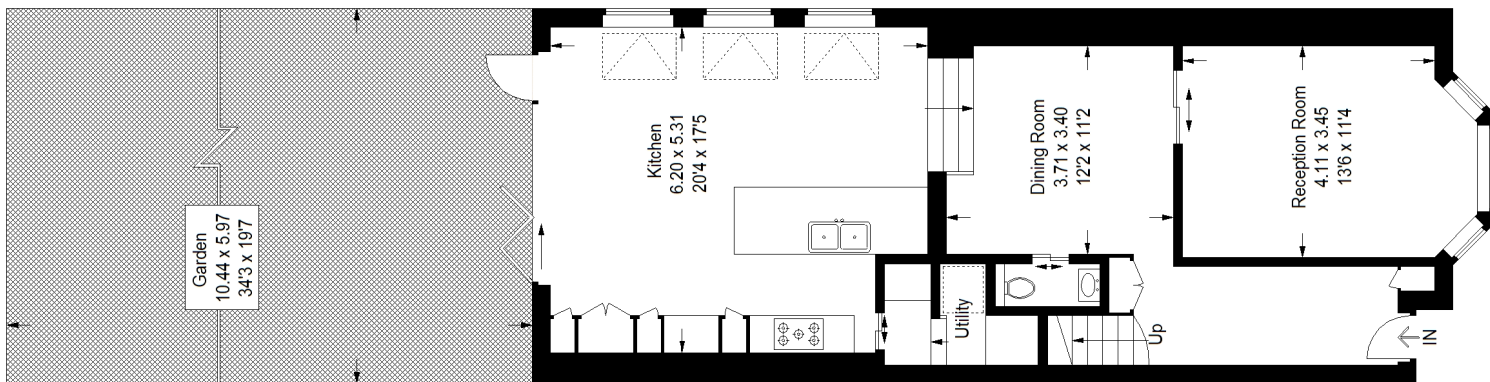
= Reduced headroom
below 1.5 m / 5'0"



Second Floor



First Floor



Ground Floor

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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