



Spenser Road, SE24
OIEO £1,500,000

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In general

- Located in Poet's Corner
- Period property
- Period features throughout including fireplaces
- Large garden with western aspect
- Four bedrooms
- Two bathrooms
- Ideally located for public transport
- Brockwell Park and Lido a short walk away
- Early viewings highly recommended

In detail

A substantial, grand family home over three floors in the extremely popular Poet's Corner area of Herne Hill now available to purchase.

Featuring four double bedrooms, large dual reception with feature fireplaces, separate kitchen with modern wall and base units, NEFF induction hob, plumbing for dishwasher and integrated fridge freezer, & a large garden with Western aspect.

This beautiful home has a real sense of Grandeur about it with high ceilings on all floors. The side return allows access to the garden, through both the rear lower bedroom through French doors & the rear of the reception on the raised ground floor via the balcony and spiral staircase.

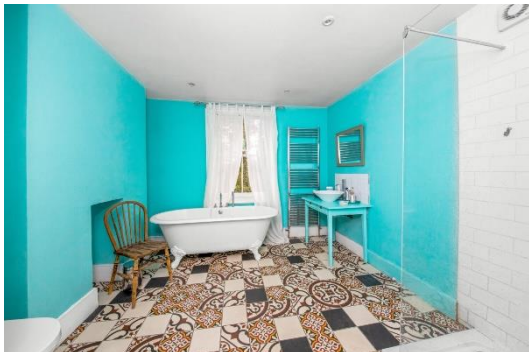
The bedrooms on the top floor retain a number of period features such as fireplaces and stripped floorboards. The house has two bathrooms, one serving each set of bedrooms. On the first floor bathroom you will find a ball and claw bath hand wash basin and separate shower, & on the lower ground floor you will find a further shower, triple aspect windows and a utility cupboard.

There is a real sense of space and light being achieved with the house being on the north side of the road allowing the south eastern sun to illuminate the principle rooms, this extends to the garden which is bathed in western sun for the latter half of the day.

Spenser Road is a sought after location, close to the delights of Brockwell Park, which is at the end of the street with its lido & cafe, and the restaurants & shopping amenities of central Herne Hill. The nearest railway station is Herne Hill (London Victoria & Blackfriars) and Brixton centre with its railway, tube is accessible.

Early viewings are highly recommended.

EPC: E | Council Tax Band: F



Floorplan

Spenser Road, SE24

Approximate Gross Internal Area

Lower Ground Floor = 63.0 sq m / 678 sq ft

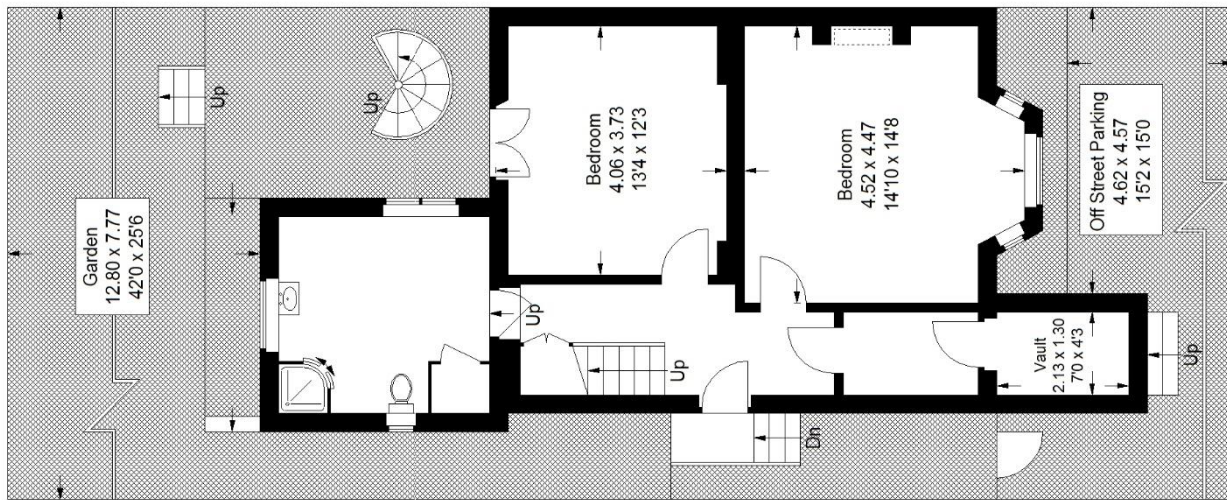
Raised Ground Floor = 58.3 sq m / 627 sq ft

First Floor = 57.9 sq m / 623 sq ft

Total = 179.2 sq m / 1928 sq ft

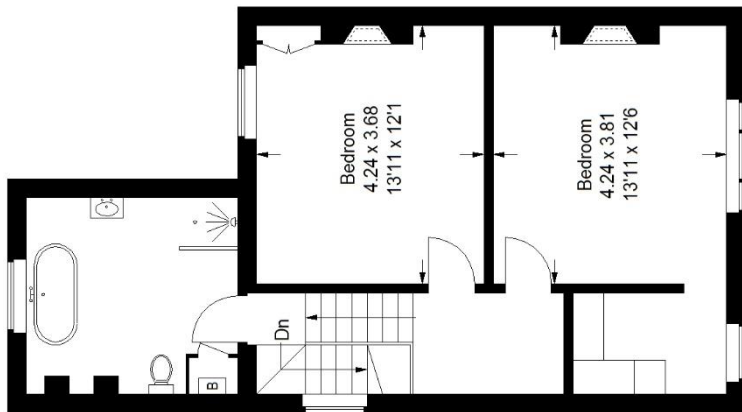


 = Reduced headroom
below 1.5 m / 5'0"

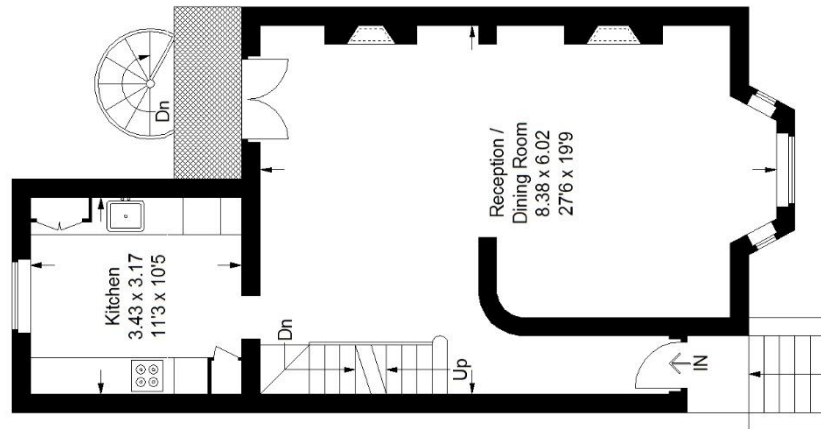


Lower Ground Floor

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. (ID901985)



First Floor



Raised Ground Floor