



Herne Hill, SE24  
Offers in excess £500,000

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# In general

- Split level
- Private front door
- Private front garden & balcony
- Two double bedrooms
- Decorated by current owners
- Central Herne Hill location
- Transport links easily accessible
- Close to Brockwell Park
- Early viewings recommended

# In detail

We are delighted to bring to the market this light & bright two double bedroom split level maisonette for sale on Herne Hill SE24.

The property has been decorated throughout by the current owners and benefits from being double glazed and having its own entrance. The accommodation comprises entrance hall which welcomes in all visitors with its charm, stairs lead up to the first-floor landing into the reception with has sliding doors onto a private balcony and fireplace heater, the kitchen has a stylish range of wall & base units, integrated oven & hob and fridge/freezer, built in storage cupboards and ample space to dine, with windows to front and a large pantry to the back.

On the second floor the principal bedroom contains a deep built-in storage cupboard, with the second double bedroom also featuring the same in-built cupboards and views over this maisonette & private front garden, and the bathroom has been refurbished with a modern suite.

The property also benefits from a large amount of storage space in both the cellar and the full height, boarded loft space.

Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park.

The delights of Ruskin Park are also close by. The property is also served by Denmark Hill, Loughborough Junction & North Dulwich railway stations.

Early viewings are advisable.

EPC: D | Council Tax Band: C | Lease remaining: 123 years | SC: £0 | GR: £0 | BI: £550 pa





# Floorplan

## Herne Hill, SE24

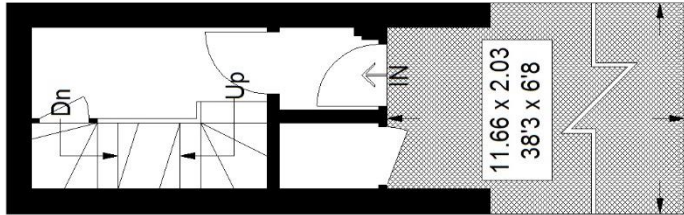
Approximate Gross Internal Area

Ground Floor = 8.2 sq m / 88 sq ft

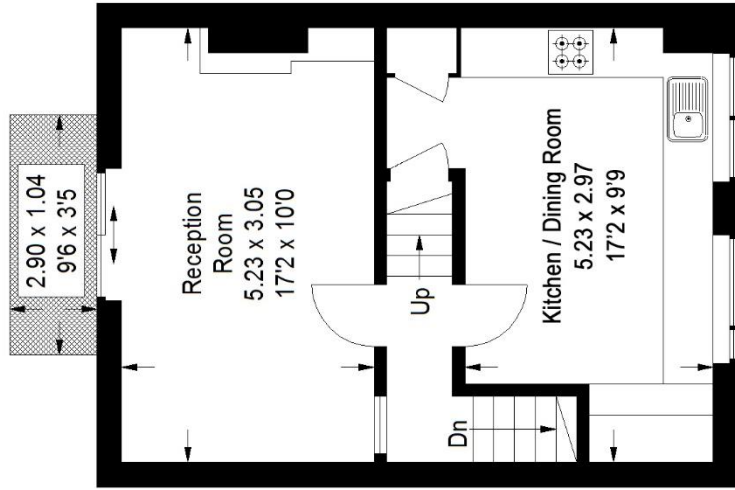
First Floor = 37.9 sq m / 408 sq ft

Second Floor = 37.5 sq m / 404 sq ft

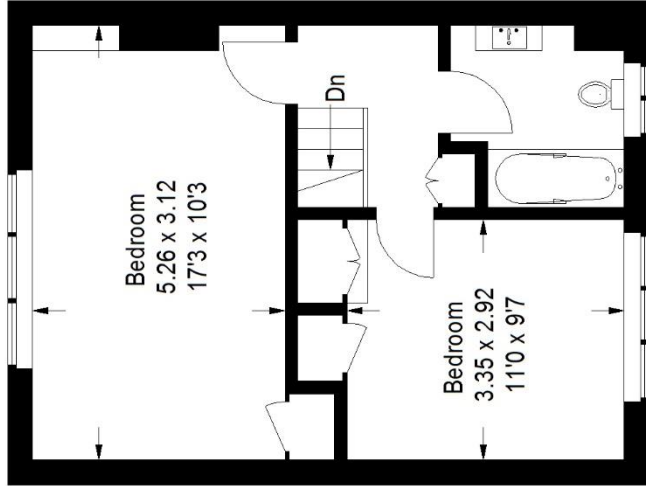
Total = 83.6 sq m / 900 sq ft



Ground Floor



First Floor



Second 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		
55-68	D	57   D	77   C
39-54	E		
21-38	F		
1-20	G		

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