



Shakespeare Road, SE24  
£575,000

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# In general

- Private section of rear garden
- Good sized reception
- Two bedrooms
- Sought after location
- Close to transport links
- Chain Free
- Share of Freehold

# In detail

We are delighted to bring to the market this two bedroom garden flat situated within the 'Poets Corner' area of Herne Hill.

The property is neutrally decorated throughout, has its own entrance, private section of the rear garden and is offered to the market 'Chain Free'.

The accommodation comprises a good-sized reception room with attractive fire surround and storage & shelving to both alcoves, opening to the kitchen with ample wall & base units, the spacious principal bedroom has a bay window to the front and built-in wardrobes span on entire wall, there is second bedroom/study & bathroom.

Directly outside the kitchen door is a small patio area then steps lead up to the garden of which the left half belongs to this flat which is mainly laid to lawn with flower borders and an outdoor work space.

Shakespeare Road is a sought after residential road moments from the vast expanse of Brockwell Park.

Herne Hill centre has a popular selection of restaurants and shopping amenities and access to the railway station (Victoria, Thameslink, Blackfriars).

EPC: D | Council Tax Band: C | Lease: 989 Years Remaining | GR: £0 | SC: £0 | BI: £376.96

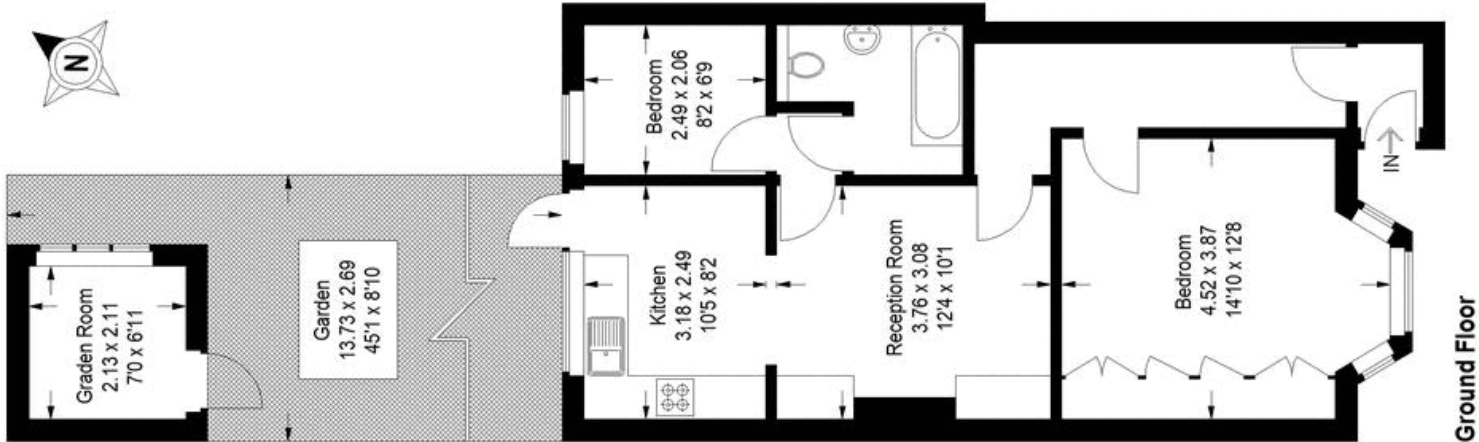




# Floorplan

Shakespeare Road, SE24

Approximate Gross Internal Area  
Ground Floor = 57.4 sq m / 618 sq ft  
Garden Room = 4.7 sq m / 50 sq ft  
Total = 62.1 sq m / 668 sq ft



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		75   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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