



Herschell Mews SE5
Guide Price £675,000-£700,000

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In general

- Two double Bedrooms
- Period Conversion
- Communal landscape garden
- 30'9 Double reception/dining room
- Spacious loft storage
- Private mews location

In detail

A rare opportunity to purchase a two double bedroom first floor flat within Herschell Mews, a private gated development, constructed originally in the 1880's, nestled away in the rear corner of Bicknell Road/Cambria Road.

The properties surround a large communal landscaped garden providing a peaceful haven. The property has been subject to a large renovation and comprises a 30'9 x 12' double reception/dining room with 3 large sash windows to front, dual aspect kitchen with space to dine, principal bedroom with 2 built-in double wardrobes and built-in drawers, 2nd double bedroom, family bathroom. With potential to reinstate the third bedroom if desired

The current vendors advise there is a large loft space covering the width of the house perfect for storage, and there is sound proofing on the floors in the reception and two bedrooms.

The extremely pretty communal garden comprises a vast range of well established plant and shrub borders with buddleia, tall grasses, mature grapevine, and lavenders to name a few. There is a large communal table and bench, built in barbecue and pizza oven, together with a shed for storage and bicycles.

The property is served by Loughborough Junction railway station (0.3 miles) Denmark Hill station (0.5 miles) & Brixton station offering access to the Victoria line.

The popular amenities within Ruskin Park are moments away. Herne Hill centre offers a popular range of shopping, restaurant & amenities, and the vast of expanse of Brockwell Park with its cafe & lido.

A truly special home that needs to be internally viewed to appreciate its uniqueness.

Early viewings are highly recommended.

EPC: D



Floorplan

Herschell Mews, SE5

Approximate Gross Internal Area

Ground Floor = 2.8 sq m / 30 sq ft

First Floor = 85.8 sq m / 924 sq ft

Total = 88.6 sq m / 954 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		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		

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