



Railton Road SE24  
Guide £950,000-£985,000

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# In general

- Popular location
- Pretty Victorian house
- Double reception
- Kitchen/dining room
- Three bedrooms
- Close to transport links
- Easy access to Brockwell Park

# In detail

Guide Price \* £950,000-£985,000 Stylishly presented three bedroom terraced house on Railton Road, in the popular Poet's Corner location of central Herne Hill.

The accommodation, which is immaculately presented throughout, offers a host of original features, and comprises a double reception room with bay window to front, cellar and loft for storage, good sized kitchen dining room with a modern range of wall & base cupboards, fitted oven/hob, ample space to dine and access to a lean-to conservatory which gives access to the garden.

The principal bedroom has two windows to front and bespoke wardrobes to both alcoves, the second bedroom also has a double bespoke wardrobe to one alcove, third bedroom and family bathroom with 'ball & claw' bath.

The rear garden is paved with shrub/flower borders and a flowering Elder Tree.

Railton Road has benefitted from the introduction of the Low Traffic Neighbourhood which sees less through traffic on the road.

Central Herne Hill offers a range of popular restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its cafe & lido.

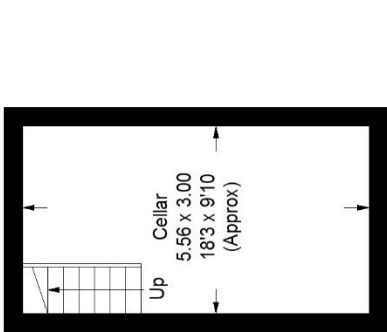
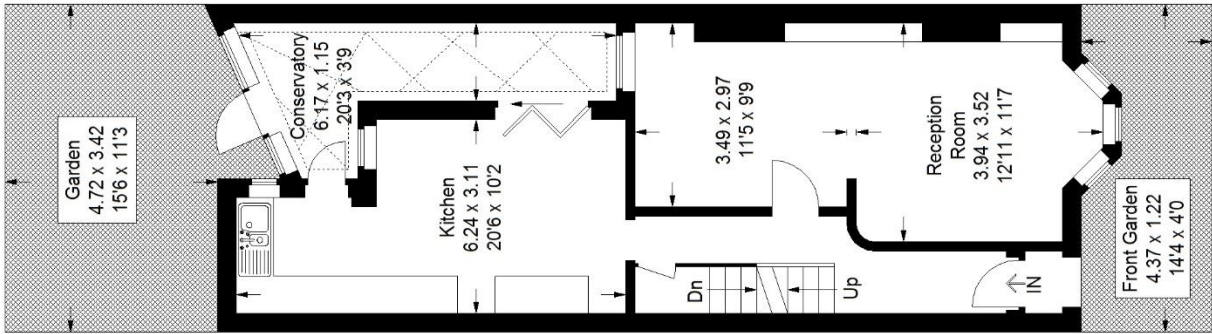
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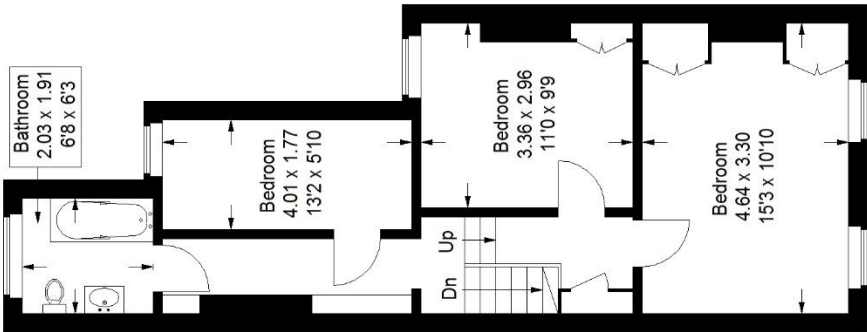
# Floorplan

## Railton Road, SE24

Approximate Gross Internal Area  
Cellar = 16.7 sq m / 180 sq ft  
Ground Floor = 60.3 sq m / 649 sq ft  
First Floor = 48.9 sq m / 526 sq ft  
Total = 125.9 sq m / 1356 sq ft



Cellar



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		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70   C	84   B

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