



Deronda Road SE24
Guide Price £450,000

0208 702 9555
pedderproperty.com

pedder



In general

- Two Bedrooms
- First Floor
- Period Building
- Refurbished In Recent Years
- Small Balcony
- Share Of Freehold
- Residential Road
- Good Transport Links
- Close to Central Herne Hill & Brockwell Park
- Two Bathrooms

In detail

Pedder are delighted to offer to the market this well presented two bedroom, two bathroom first floor flat for sale on Deronda Road SE24.

The property is neutrally decorated throughout and the bright accommodation comprises a good-sized reception/ kitchen/dining room with access to a small balcony to the front of the building, the principal bedroom has an en-suite shower room, second bedroom with window to rear and a family bathroom. The property has been the subject of refurbishment in recent years to include: new bathroom suites and windows throughout.

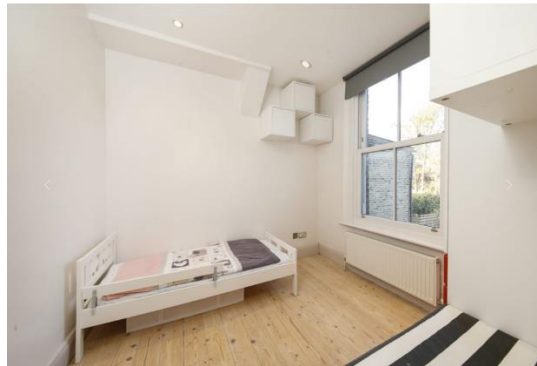
The property further benefits from being a Share of Freehold.

Deronda Road is a quiet residential road and a short walk will bring you to the vast expanse of Brockwell Park with its cafe and lido.

Central Herne Hill has a popular range of restaurant and shopping amenities, railway station (London/Victoria, Thameslink and Blackfriars).

Early viewing of this fine home is highly recommended.

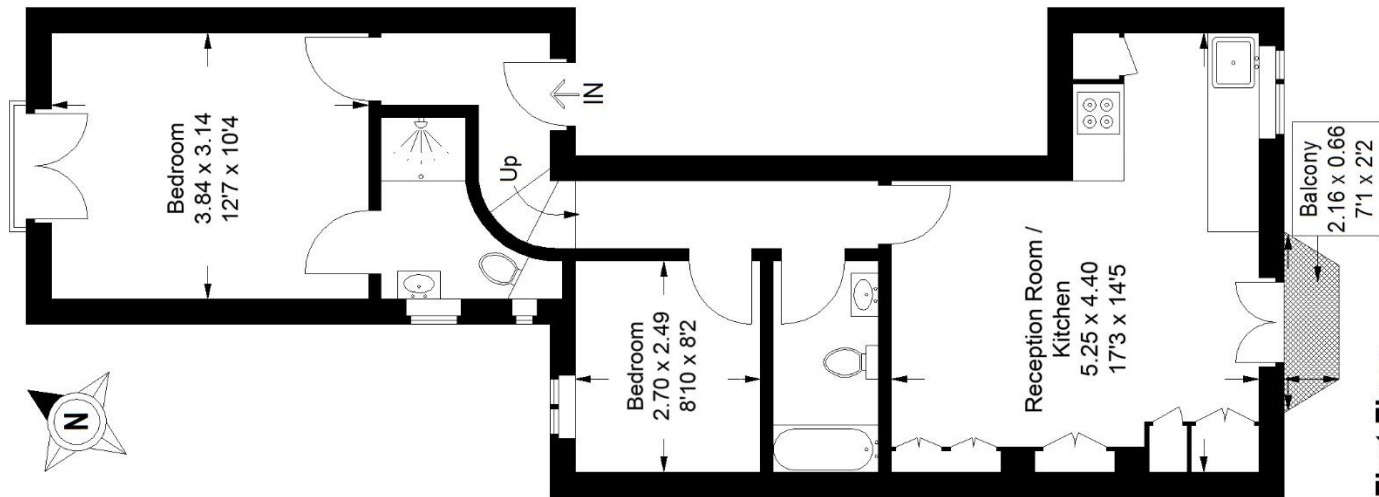
EPC: C. | Council Tax Band C



Floorplan

Deronda Road SE24

Approximate Gross Internal Area
55.1 sq m / 593 sq ft



First Floor

Copyright www.pedderproperty.com © 2022
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	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.