



Brockwell Park Gardens SE24
£950,000

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In general

- Overlooking Brockwell Park
- Spacious kitchen/dining room
- Four bedrooms, two bathrooms
- Front & rear gardens
- Close to transport links

In detail

End of terrace four bed two bathroom house overlooking Brockwell Park with its lido, cafés, playground and open spaces.

The ground floor accommodation comprises: reception room with windows facing Brockwell Park to front, parquet flooring and original fireplace; open plan L-shaped kitchen/dining room with central island including integrated gas hob and ample storage cupboards, further storage cupboards, integrated oven, door to the rear garden; and double bedroom with en suite shower room.

The first floor accommodation comprises: the principal bedroom, again with windows overlooking the park; two further bedrooms; and family bathroom.

The rear garden is decked with space for table and chairs with side access.

Central Herne Hill offers a range of restaurants, bars and shopping amenities with direct rail service to Victoria (10 mins) and the Thameslink serving Blackfriars (16 mins) and St Pancras (22 mins).

Tulse Hill, with rail links to London Bridge (19 mins) is also nearby.

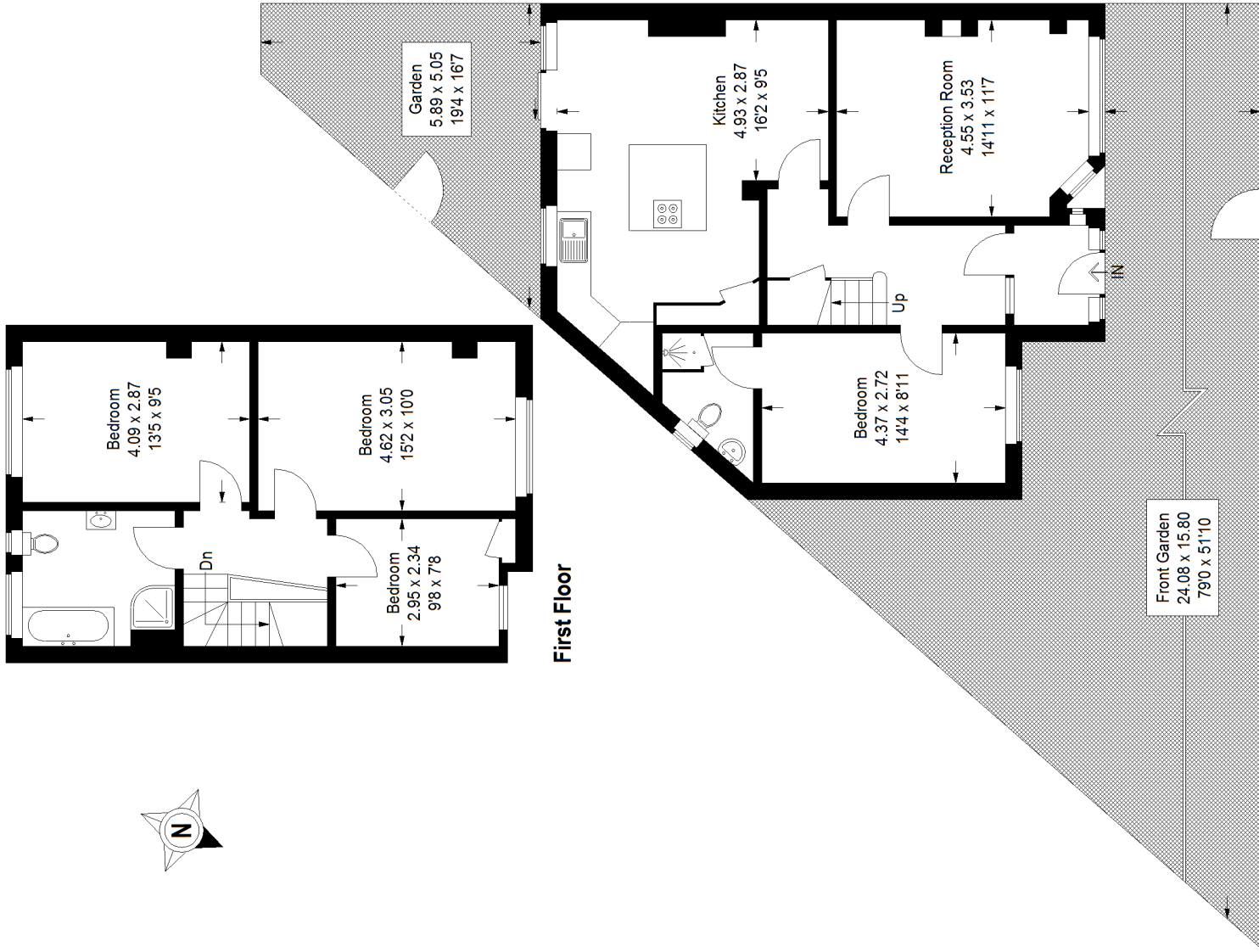
EPC: D | Council Tax Band: E



Floorplan

Brockwell Park, SE24

Approximate Gross Internal Area
Ground Floor = 70.2 sq m / 756 sq ft
First Floor = 48.5 sq m / 522 sq ft
Total = 118.7 sq m / 1278 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	80 C
39-54	E		
21-38	F		
1-20	G		

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