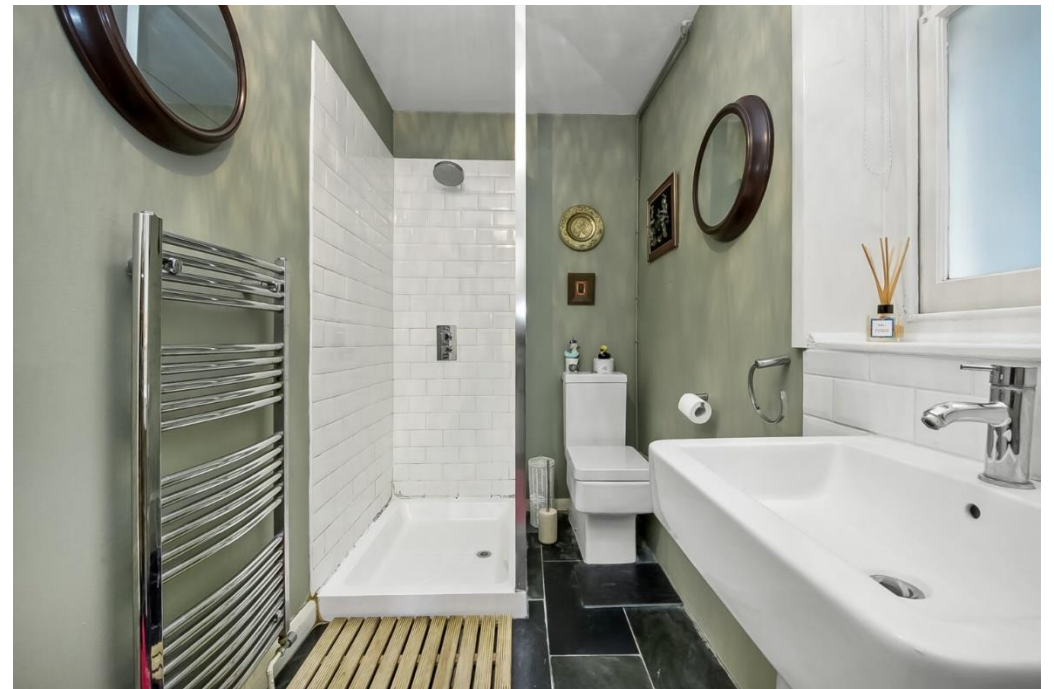




Deronda Road, SE24  
Guide £500,000

0208 702 9555  
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# In general

- Spacious reception room
- Kitchen/dining room
- Double bedroom
- Shower room
- Shared rear garden
- Share of Freehold

# In detail

A spacious one double bedroom garden flat within an attractive Semi-Detached house on Deronda Road, a popular residential road in Herne Hill.

The property retains many original features including fireplaces, cornicing and dado rails in the reception and bedroom.

The generously proportioned accommodation comprises front reception with large bay window to front, double bedroom, well-appointed shower room, storage cellar, hallway cupboard with plumbing for a washing machine and tumble dryer, and the kitchen/dining room comprises a stylish range of wall & base units, butcher- block style work surfaces and inset oven and hob.

The Shared rear garden is mainly laid to lawn with mature shrub borders and is not overlooked at the rear adding to the sense of privacy.

The property is offered with a Share of the Freehold.

Herne Hill centre offers a popular range of restaurant & shopping amenities, and railway station (Victoria, Thameslink, Victoria) and the vast expanse of Brockwell Park with its lido & cafe. Various bus routes traverse Norwood Road.

EPC: D | Council Tax Band: C | Lease Term Remaining: 102 years | GR: £0 | SC: £0 | BI: £554



# Floorplan

Deronda Road, SE24

Approximate Gross Internal Area

Cellar = 11.8 sq m / 127 sq ft

Ground Floor = 66.4 sq m / 715 sq ft

Total = 78.2 sq m / 842 sq ft



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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		76   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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