



Milkwood Road SE24  
£390,000

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# In general

- Immaculately Presented
- One Double Bedroom
- Stylish Fitted Kitchen
- Private Balcony
- Close To Herne Hill Centre

# In detail

Pedder are delighted to offer to the market this spacious, purpose built one double bedroom, second floor flat within Kerin House. Kerin House is a modern development on Milkwood Road in Herne Hill SE24.

The property is neutrally decorated throughout and is presented in excellent condition by the current owner. The property comprises a spacious open plan reception room with a stylish kitchen benefitting from an integrated fridge/freezer, oven & hob, dishwasher & washing machine.

The double bedroom comfortably fits a King-sized bed with a large full height built-in wardrobe and the stylish bathroom suite provides both a bath and shower. A spacious private balcony is accessed through full height glazed doors from either the bedroom or the living area. The property also benefits from spacious storage cupboards in the hallway and living room.

The building further boasts a large and unique communal roof terrace with stunning views across the London skyline into the city. A secure basement bike store is also provided for residents as well as a lift.

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

Early viewings are highly recommended.

EPC: B

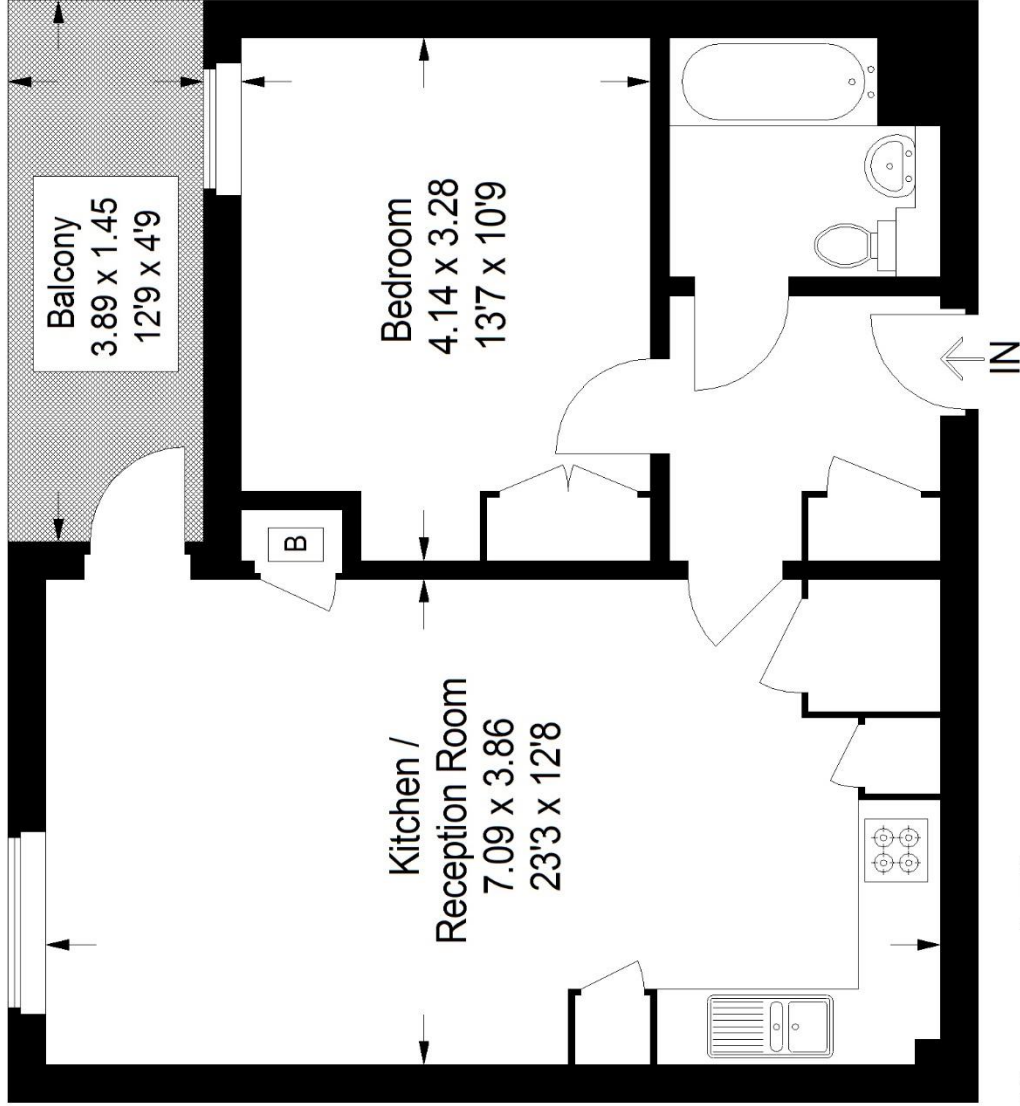




# Floorplan

## Milkwood Road SE24

Approximate Gross Internal Area  
51.5 sq m / 554 sq ft



## Second 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	86   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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