

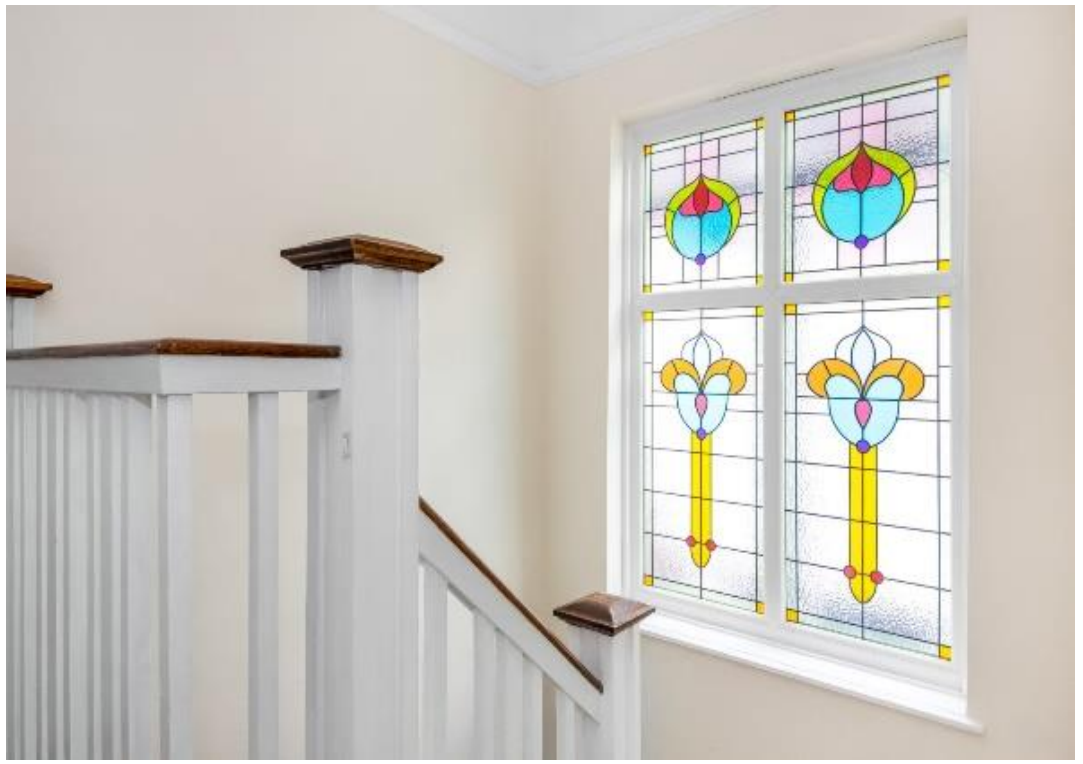


Brantwood Road SE24  
£1,250,000

0208 702 9555  
[pedderproperty.com](http://pedderproperty.com)

**pedder**







# In general

- Semi-Detached House
- Two Reception Rooms
- Three Double Bedrooms
- Quiet Residential Road
- Well Established Rear Garden
- Side Access
- Close To Transport Links

# In detail

Nestling quietly on this tree-lined residential road is this three bed semi-detached family home which is being offered to the market for the first time in 45 year.

The property retains a host of original features to include stained glass, fireplaces, picture rails and cornicing to some of the rooms. The spacious reception room has windows to front and original fireplace with an inset mirror, the dining room has double doors leading to the rear garden, good-sized kitchen giving side access to the garden.

Upstairs are three double bedrooms, separate wc and bathroom. The rear garden has a patio area then steps lead down to the main garden which is mainly laid to lawn with an array of bluebells, mature shrubs and trees giving a really secluded feel from the neighbouring properties.

Brantwood Road is a sought after location, Ruskin Park is nearby and central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Blackfriars, Thameslink) and the vast expanse of Brockwell Park with its café & lido.

EPC: D | Council Tax Band: F



# Floorplan

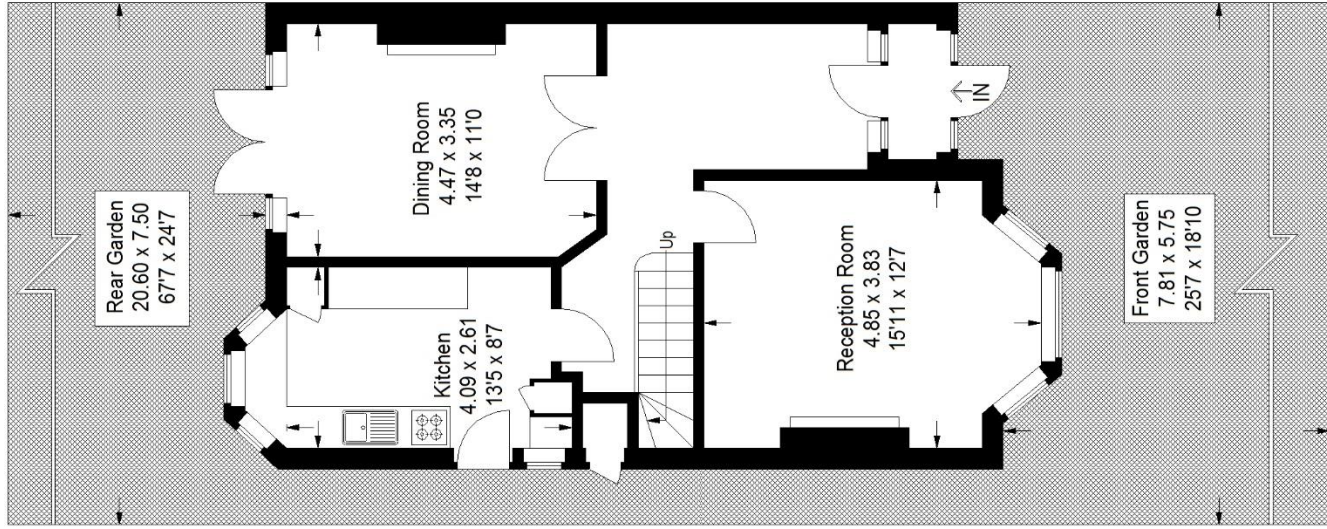
## Brantwood Road, SE24

Approximate Gross Internal Area

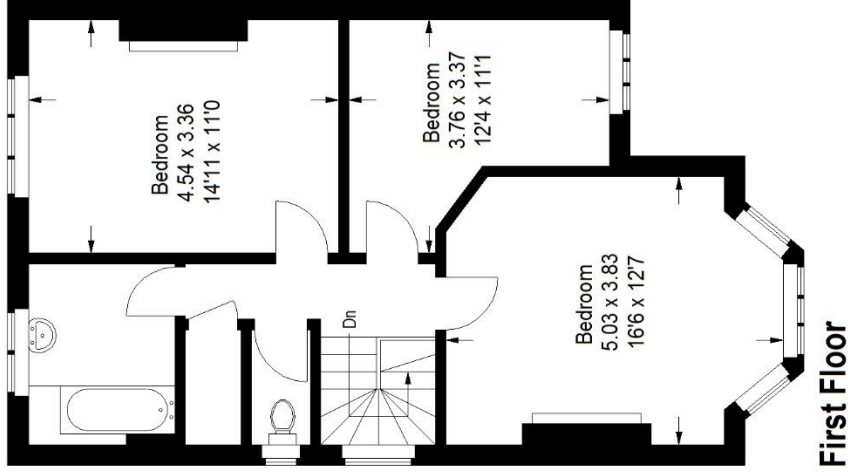
Ground Floor = 63.2 sq m / 680 sq ft

First Floor = 59.1 sq m / 636 sq ft

Total = 122.3 sq m / 1316 sq ft



Ground Floor



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             |         | 84   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 62   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.