



Shakespeare Road SE24
£1,200,000

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In general

- 'Poets Corner' Location
- Victorian Terraced House
- Double Reception Room
- Kitchen/Dining Room
- 3 Double Bedrooms
- Bathroom & Separate wc
- Sought After Residential Road
- Offered Vacant Possession

In detail

We are delighted to bring to the market this three storey Victorian end of terrace house for sale on Shakespeare Road, a sought-after tree-lined residential road forming part of the 'Poets Corner' area of Herne Hill.

The property is neutrally decorated throughout, with some original features to include shutters to the front bay, ceiling rose and cornicing, and there are new carpets. The accommodation comprises a double reception room with a fabulous marble fireplace (gas insert), book shelving and cupboards to both alcoves, and double doors leading to the kitchen.

The kitchen offers a vast range of wall and base units with built in double oven and hob, space for fridge freezer, window, and door to rear garden, ample space for dining table and chairs, on the first half landing is a separate wc, and on the first floor the principal double bedroom with 2 sash windows to front, and the family bathroom. On the top floor are a further 2 double bedrooms. The rear garden is mainly paved with mature shrub borders

Central Herne Hill offers a range of popular restaurant and shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the delights of Brockwell Park with its café & lido. Brixton centre with its eclectic range of restaurant & shopping amenities is also accessible, together with the Ritzy Cinema, railway station and tube.

Offered Chain Free – early viewings are advisable.

EPC: E



Floorplan

Shakespeare Road, SE24

Approximate Gross Internal Area

Ground Floor = 54.1 sq m / 582 sq ft

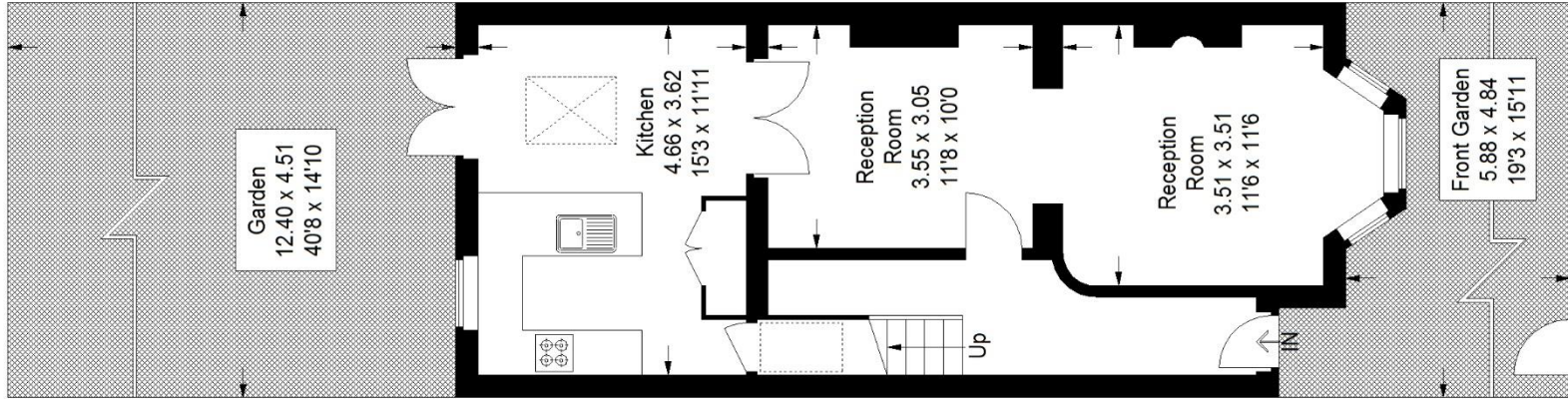
First Floor = 35.0 sq m / 377 sq ft

Top Floor = 35.0 sq m / 377 sq ft

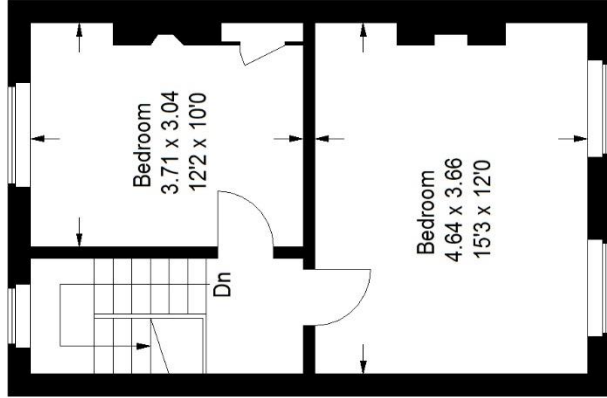
Total = 124.1 sq m / 1336 sq ft



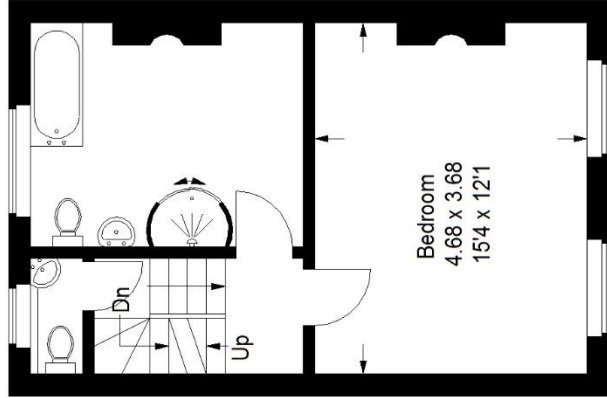
--- = Reduced headroom below 1.5 m / 5'0"



Ground Floor



Top Floor



First Floor

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

46 | E

79 | C

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