



Herne Hill SE24  
Offers In Excess of: £975,000

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# In general

- Offered chain free
- Two reception rooms
- Good size kitchen/dining room
- Three bedrooms
- Close to transport links
- Near Ruskin Park

# In detail

Offered chain free to the market is this three bedroom mid-terrace home on this quiet residential road in Herne Hill.

The accommodation, which is neutrally decorated throughout with new carpets, comprises a front reception room with bay window and feature fireplace, rear reception has double doors leading to the side return, storage cellar, kitchen/dining room, upstairs are the three bedrooms and bathroom.

The property is served by Loughborough Junction & Denmark Hill railway stations, and Ruskin Park is close by.

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

EPC: E | Council Tax Band: E





# Floorplan

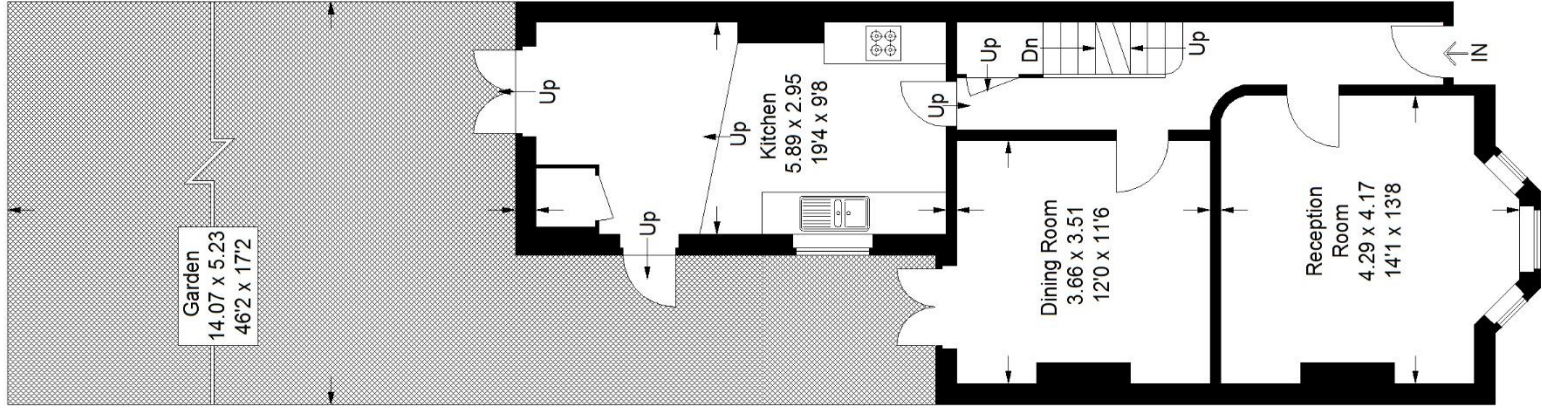
Herne Hill, SE24

Approximate Gross Internal Area

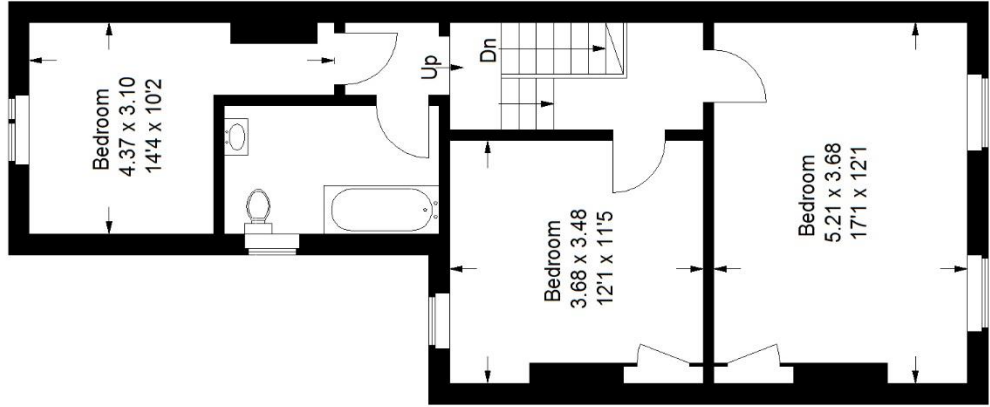
Ground Floor = 58.6 sq m / 630 sq ft

First Floor = 57.2 sq m / 616 sq ft

Total = 115.8 sq m / 1246 sq ft



Ground Floor



First 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		
69-80	C		73   C
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

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