



Westmoreland Lodge SE24 9AE  
Guide £425,000-

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# In general

- Desirable parkside location
- Open plan reception/kitchen
- Private and communal gardens
- Close to Herne Hill centre & amenities
- Spacious double bedroom
- Recently decorated throughout
- High ceilings
- Stylish bathroom
- Good transport links

# In detail

We are delighted to offer this period lower ground floor double bedroom flat within 'Westmoreland Lodge' an impressive listed building overlooking Brockwell Park for sale.

The property has been recently decorated throughout, has high ceilings, and comprises an open-plan reception to the stylish kitchen (with fully integrated appliances), double bedroom, newly fitted bathroom suite and further benefitting from private and communal gardens.

Herne Hill centre is nearby with a popular range of restaurant & shopping amenities, railway station (Brixton/Victoria, Thameslink & Blackfriars).

Westmoreland Lodge overlooks the vast expanse of Brockwell Park, offering its famous lido and cafe, along with tennis courts and bmx track.

Immediate viewings are highly recommended.

EPC: C



# Floorplan

## Westmoreland Lodge, SE24

Approximate Gross Internal Area  
50.0 sq m / 538 sq ft



## Lower Ground 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	70   c	71   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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