



Romola Road SE24  
Guide Price £1,275,000 - £1,325,000

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# In general

- Five double bedrooms
- Victorian House
- Light & airy
- Large living space
- Well appointed family house
- Quiet residential street
- Excellent decorative order throughout

# In detail

We are delighted to offer to the market this most attractive five double bedroom Victorian home for sale on Romola Road, a tree-lined residential road in Herne Hill.

The property is immaculately presented throughout and the spacious rooms are perfect for a growing family. The accommodation comprises a large double reception room with herringbone wood flooring, large sash windows to the front bay and a stunning marble fireplace. To the rear of the property is the kitchen/dining room with a hand painted range of wall & base units, space for large range oven and dishwasher, the under stairs cupboard offers a utility area.

On the first floor the principal bedroom has large bay windows to front and French doors lead to a small South facing balcony, there are a further two double bedrooms and family bathroom on this floor; on the top landing are two further double bedrooms. The rear garden has been landscaped to offer a patio directly outside the kitchen, then mainly laid to lawn with a further paved area to rear, mature shrub & tree borders.

Romola Road is a sought after location, with very pretty Blossom trees lining either side, and is close to the vast expanse of Brockwell Park with its lido & cafe.

Central Herne Hill offers a popular range of restaurant & shopping amenities, and both Herne Hill & Tulse Hill railway stations serve the area with their rapid links to London.

Early viewings are advisable

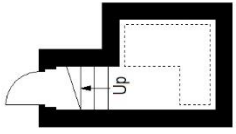
EPC: E | Council Tax Band: F



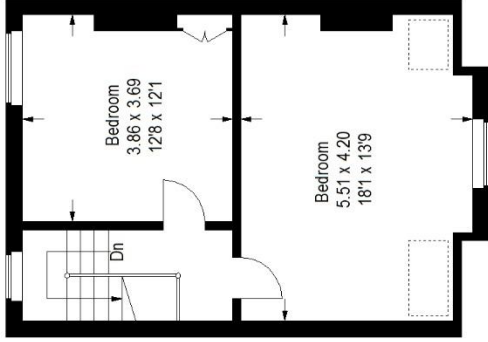
# Floorplan

## Romola Road, SE24

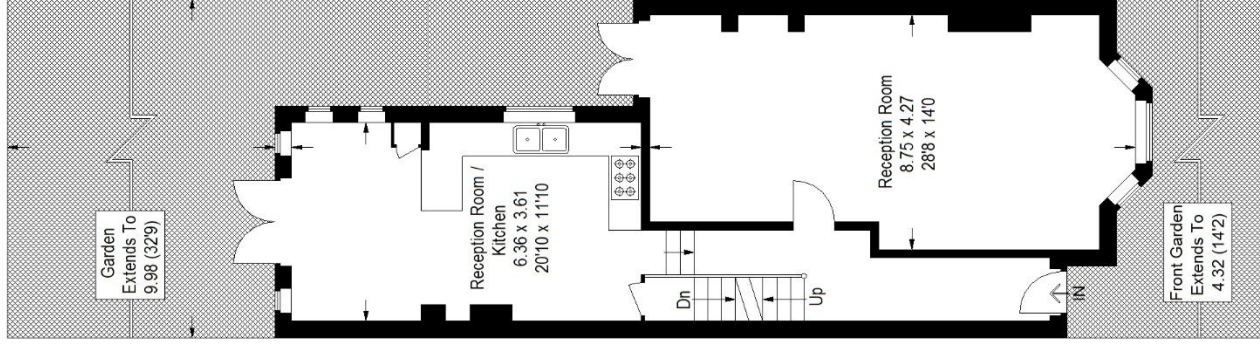
Approximate Gross Internal Area  
 Cellar = 4.0 sq m / 43 sq ft  
 Ground Floor = 69.5 sq m / 748 sq ft  
 First Floor = 69.5 sq m / 748 sq ft  
 Second Floor = 44.3 sq m / 477 sq ft  
 Total = 187.3 sq m / 2016 sq ft



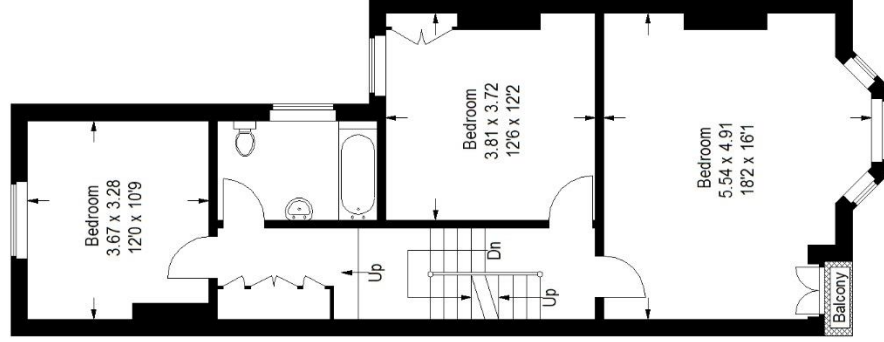
**Cellar**



**Second Floor**



**Ground Floor**



**First Floor**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

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