



Shakespeare Road SE24
£1,100,000

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In general

- Five bedroom maisonette
- Large kitchen/dining room
- Spacious reception room
- Bathroom & shower room
- Close to transport links
- Sought after location
- Share of Freehold
- Offered chain free
- Solar panels on the roof

In detail

A fantastic opportunity to acquire this substantial five bedroom maisonette on the highly desirable Shakespeare Road, within the 'Poets Corner' area of Herne Hill.

The property benefits from its own entrance on the raised ground floor, and being Share of Freehold.

The vast accommodation comprises a large kitchen/dining room with bay window to front, modern range of wall & base units, central island with breakfast bar, ample space for a large dining table & chairs, bi-fold doors lead directly to the garden room with bi-fold doors overlooking the rear garden.

On a lower half landing is a separate wc and utility room. On the first floor is a reception room with working marble fireplace and two sash windows to front, there are five bedrooms, bathroom & shower room.

The rear garden is mainly laid to lawn with mature shrub borders.

Shakespeare Road is a quiet tree-lined road ideally located for access to Brockwell Park with its lido & cafe, local bus routes traverse Dulwich Road, and central Herne Hill offers a popular range of restaurant & shopping amenities, together with the railway station (Victoria, Thameslink, Blackfriars).

Brixton centre is also accessible with its large array of shops & restaurants, railway station & Tube. Immediate viewings are highly recommended.

EPC: D | Council Tax Band: D



Floorplan

Shakespeare Road, SE24

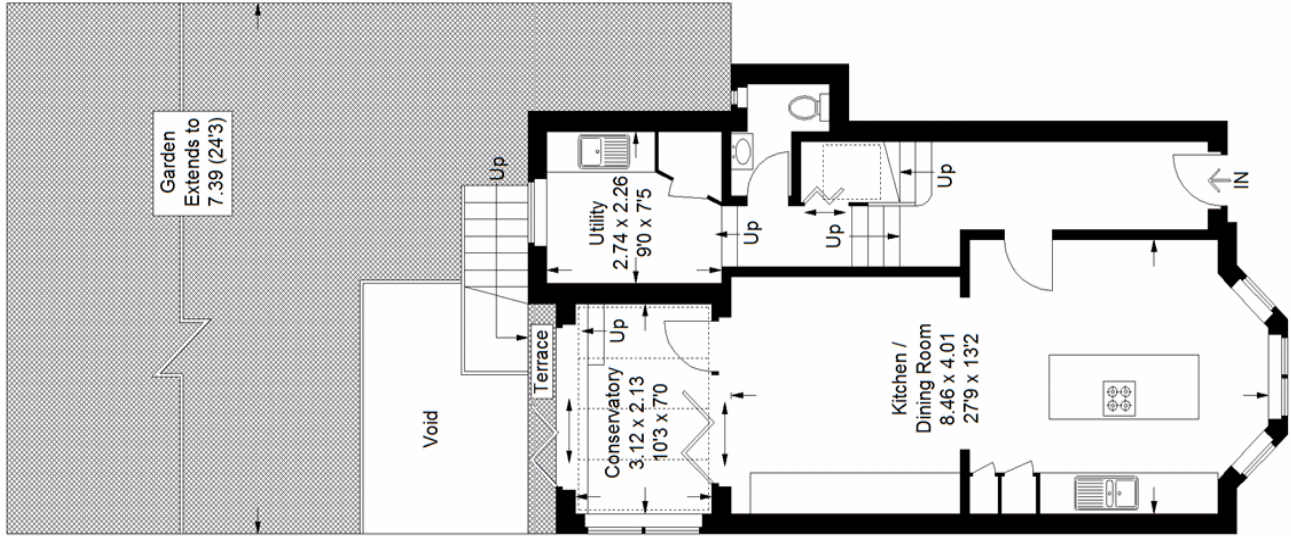
Approximate Gross Internal Area

Ground Floor = 60.3 sq m / 649 sq ft

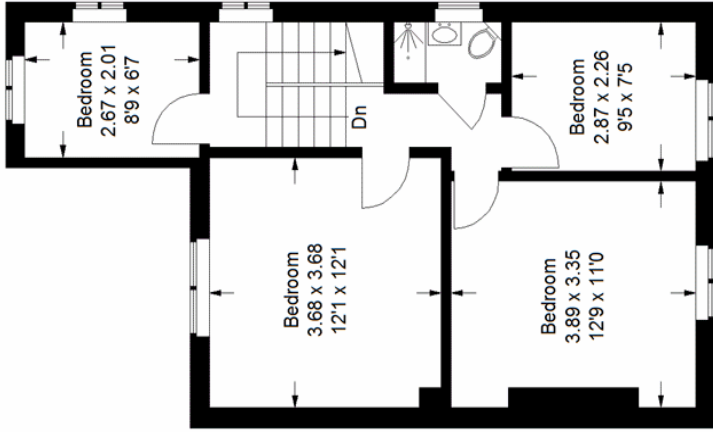
First Floor = 49.7 sq m / 535 sq ft

Second Floor = 49.4 sq m / 532 sq ft

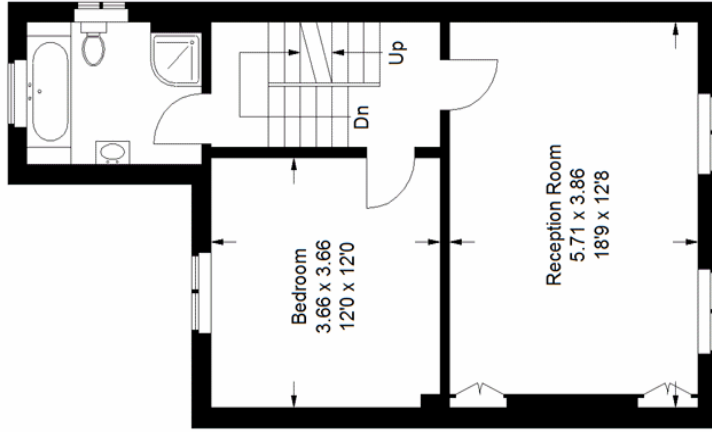
Total = 159.4 sq m / 1716 sq ft



Ground Floor



Second Floor



First Floor

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

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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		
55-68	D		
39-54	E	47 E	74 C
21-38	F		
1-20	G		

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