



Romola Road, SE24
£635,000

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In general

- Private Garden Flat
- Good Sized Reception Room
- Kitchen/Dining Room
- 2 Bedrooms
- Tree-Lined Residential Road
- Good Transport Links

In detail

We are delighted to offer to the market this 2 bedroom garden flat for sale on Romola Road, a quiet residential road in Herne Hill.

The property is well presented throughout and comprises reception room with large bay window to front, kitchen with a range of wall & base units and ample space to dine, bathroom with both bath and shower cubicle, 2 bedrooms (the main having French doors to the garden). The Westerly aspect 54ft garden has a raised decked area, then mainly laid to lawn with a mature selection of shrubs & flowers to include a grapevine and roses. Romola Road is a popular tree-lined road not far from the open expanse from Brockwell Park with its lido & cafe. Central Herne Hill offers a popular selection of restaurant and shopping amenities, and the railway station (Victoria, Thameslink, Blackfriars).

Early viewings are highly recommended. EPC: C



Floorplan

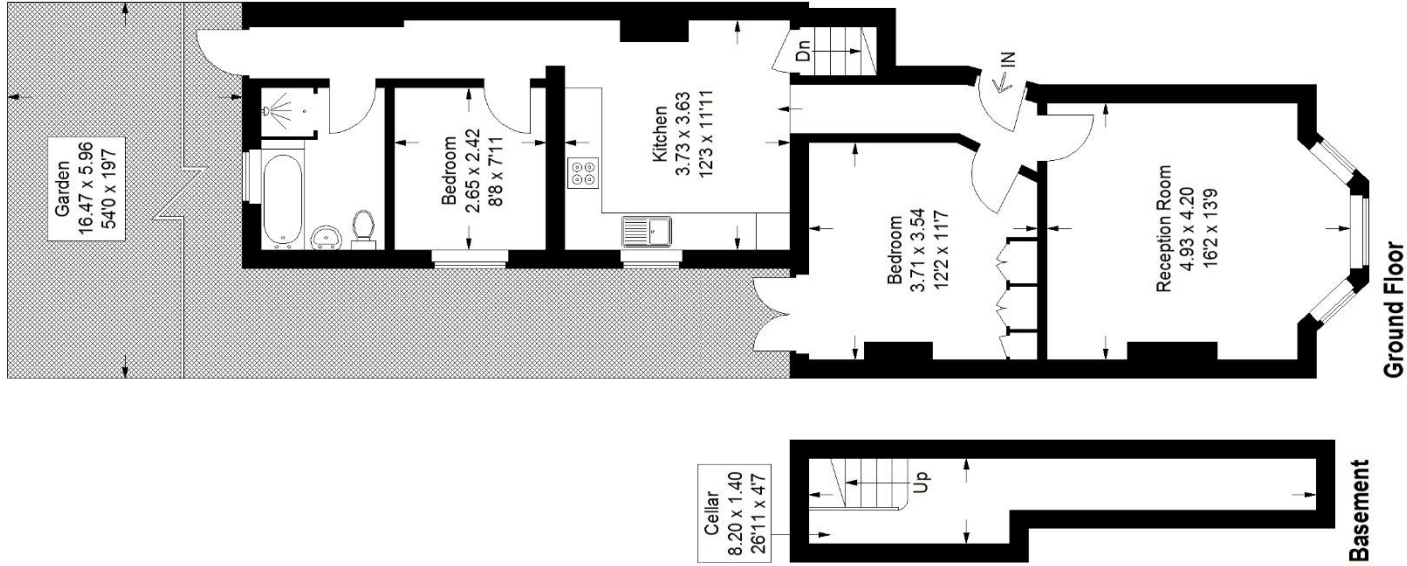
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Approximate Gross Internal Area

Basement = 8.8 sq m / 95 sq ft

Ground Floor = 70.8 sq m / 762 sq ft

Total = 79.6 sq m / 857 sq ft



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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	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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