



Herne Hill SE24 9QP
£1,350,000

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In general

- Development opportunity
- Semi-detached house
- Off street parking
- In excess of 3,000 sq ft internal space
- Six bedrooms
- Four bathrooms
- Superb central location

In detail

Development Opportunity

An opportunity to acquire this substantial semi-detached house for sale on Herne Hill SE24. The property does require complete refurbishment throughout.

The property is currently split into 5 flats with off street parking to the front and a 44ft rear garden. Offering total accommodation of 3160 sq ft (293.5 sq m) the property could create a substantial family home or flats for sales/rentals (subject to the usual planning permissions).

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 cafe & lido.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	80 C
39-54	E		
21-38	F		
1-20	G		

Floorplan

Herne Hill, SE22

Approximate Gross Internal Area

Basement = 19.6 sq m / 211 sq ft

Ground Floor = 113.8 sq m / 1226 sq ft

First Floor = 98.9 sq m / 1066 sq ft

Second Floor = 61.2 sq m / 669 sq ft

Total = 293.5 sq m / 3160 sq ft



 = Reduced headroom below 1.5 m / 5'0"



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