



Peabody Estate, Rosendale Road SE24
Guide Price £330,000

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In general

- Well Appointed Contemporary Flat
- Modern Fitted Kitchen
- One Double Bedroom
- Excellent Decorative Order
- Ideal First Time Purchase
- Residents Parking
- Very Short Walk to Brockwell Park
- Within Easy Reach Of Transport Serving Central London

In detail

An opportunity to acquire this 1 double bedroom ground floor flat for sale within the Peabody Estate, off the tree-lined Rosendale Road SE24.

The property is immaculately presented throughout decorated in a contemporary style with wood flooring throughout. The accommodation comprises reception room with window to the front, a well-appointed kitchen with a modern range of wall and base units, double bedroom with window to front and a bathroom. Features include plantation shutters in the living room and bedroom, a bespoke wardrobe in the bedroom and fitted shelves in the living room.

Peabody Estate is well located for the shopping amenities on Rosendale Road, and is moments' walk away from the vast expanse of Brockwell Park with its lido and cafe. Central Herne Hill offers an attractive range of restaurant and shopping amenities, a popular Sunday Market, and the railway station (Victoria, Blackfriars, Thameslink).

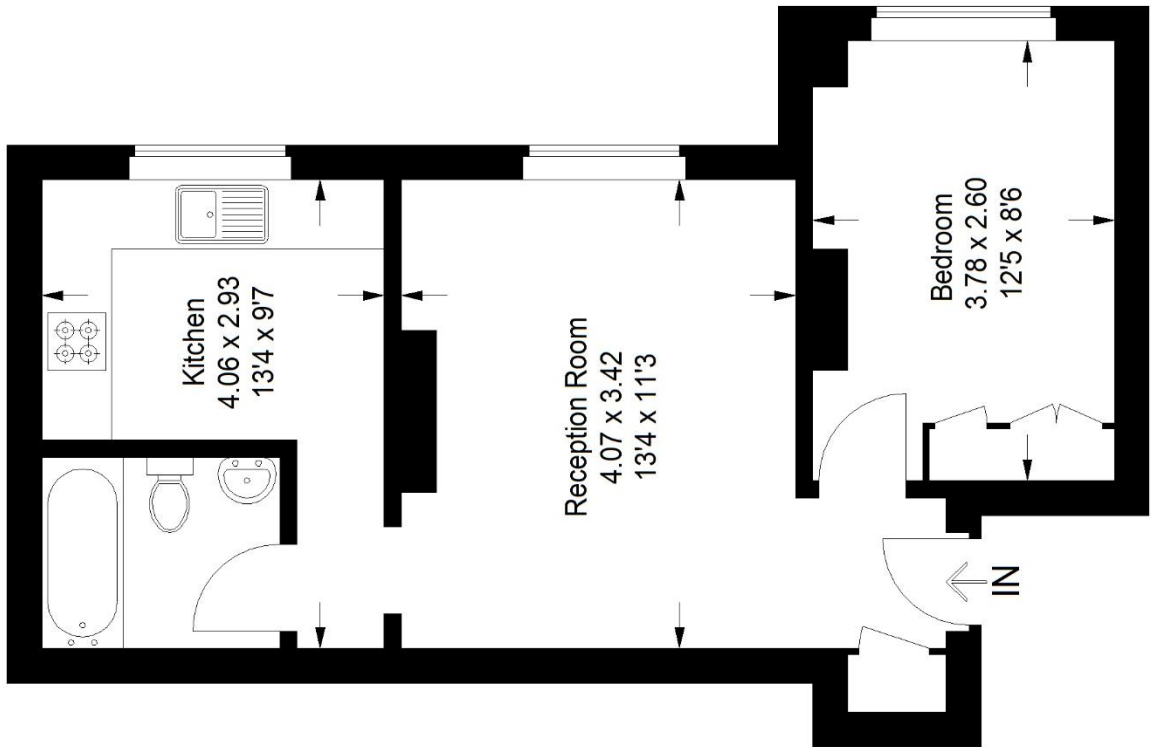
A property that is ready to move straight into. Early viewings are highly recommended. EPC: D.



Floorplan

Rosendale Road, SE24

Approximate Gross Internal Area
39.1sq m / 421 sq ft



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		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		

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