



Rymer Street, SE24
Guide Price £975,000 - £1,025,000

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In general

- Immaculately Presented Throughout
- Reception & Dining Room
- Extended Kitchen
- 3 Double Bedrooms
- Paved Rear Garden
- Central Herne Hill Location

In detail

Pedder are delighted to bring to the market this 'High Specification' 3 double bedroom period house for sale on Rymer Street, right in the heart of Herne Hill.

The property is immaculately presented and has been completely refurbished to include solid wood flooring throughout the ground floor, timber framed sash windows, underfloor heating in the kitchen area, and bi-fold doors leading to the rear garden. The accommodation comprises reception room with large bay window to the front, wood burning stove, built in shelving and low level cupboards; a spacious dining area opens to the extended kitchen which has a stylish range of base units and central island, with built in oven & hob and fridge/freezer, bi fold doors lead onto a paved garden with built in seating area and mature shrub beds. There is also a downstairs cloakroom. On the first half landing is the 3rd double bedroom and family bathroom and on the first floor a 2nd double bedroom and the principle bedroom with two sash windows to the front and a modern range of wardrobes spanning one entire wall. The property is moments away from the popular restaurant and shopping amenities within central Herne Hill, railway station (Victoria/Thameslink/Blackfriars) and the vast expanse of Brockwell Park with its lido and cafe.

Early viewings are essential to avoid disappointment. EPC: D



Floorplan

Rymer Street, SE24

Approximate Gross Internal Area
Ground Floor = 56.3 sq m / 606 sq ft
First Floor = 45.6 sq m / 491 sq ft
Total = 101.9 sq m / 1097 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		
55-68	D	61 D	65 D
39-54	E		
21-38	F		
1-20	G		

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