



Pynnersmead SE24  
£485,000

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# In general

- Two double bedrooms
- Spacious reception
- New kitchen & bathroom
- Immaculately presented
- Central Herne Hill
- Ideal for transport links

# In detail

We are delighted to offer to the market this two double bedroom third floor flat for sale on Pynnersmead, a small purpose built block in central Herne Hill.

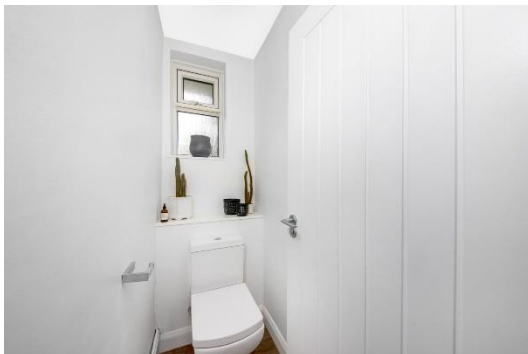
The property has been the subject of a full refurbishment throughout to include built in appliances in the new kitchen, rewiring and replumbing.

The accommodation, which is immaculately presented, comprises a spacious reception room with double glazed windows overlooking the communal gardens and a door leading to the private balcony with views as far across as to Crystal Palace, the entrance hall has an entry phone system and a deep storage cupboard, the new kitchen has a modern range of wall and base units and another door onto the balcony, there are two double bedrooms, newly installed bathroom suite and separate Wc, the communal gardens are mainly laid to lawn with a few flower beds, there is residents permit parking.

The property is extremely light bright and airy and early viewings are highly recommended.

Central Herne Hill offers a popular range of restaurant & shopping amenities, and access to the vast expanse of Brockwell Park with its lido and café. Herne Hill railway station is located 0.2 miles and offers ease of access to London Victoria, City Thameslink & London Blackfriars

EPC: D





# Floorplan

## Pynnersmead SE24

Approximate Gross Internal Area  
65.6 sq m / 706 sq ft



## Third Floor

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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	57   D	65   D
39-54	E		
21-38	F		
1-20	G		

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