



Milton Road SE24  
£349,995

0208 702 9555  
[pedderproperty.com](http://pedderproperty.com)

**pedder**





# In general

- Poets Corner Area
- Split-Level Flat
- One Double Bedroom
- Open Plan Kitchen/Reception
- Excellent Transport Links
- Close to Herne Hill & Brixton Centres
- Close to Brockwell Park

# In detail

Pedder are delighted to offer to the market this one double bedroom split-level flat for sale on Milton Road, a highly sought after tree-lined road within the Poets Corner area of Herne Hill, SE24.

On the ground floor the property benefits from open plan kitchen/reception, bay window to the front affording plenty of natural light, with a range of base and wall units, and plumbing for washing machine and undercounter fridge/freezer. On the first floor is the double bedroom with window to the front and built in wardrobe, and shower room with heated towel rail, hand basin in vanity unit and shower cubicle with rose head shower.

Milton Road is a popular tree-lined residential road with easy reach of Herne Hill centre which offers a popular range of restaurant and shopping amenities, railway station (Victoria/Thameslink/Blackfriars) and access to the vast expanse of Brockwell Park with its lido and cafe. Ideal purchase for first time buyers and investors alike.  
EPC D.

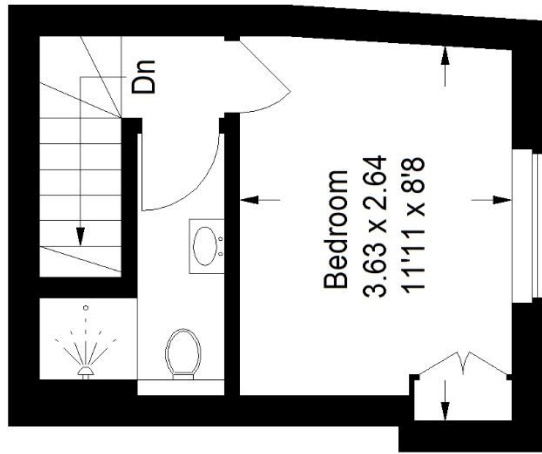




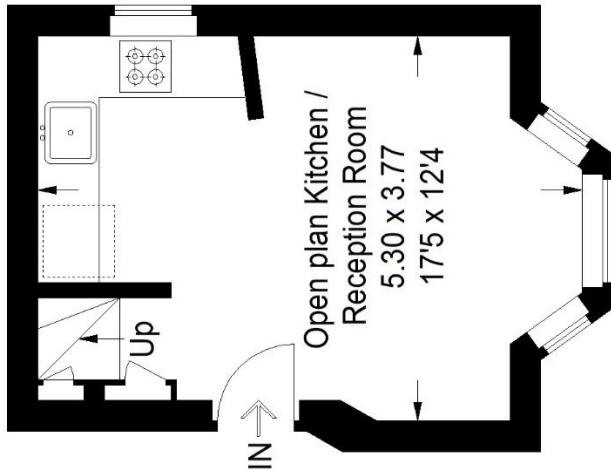
# Floorplan

Milton Road, SE24

Approximate Gross Internal Area  
Ground Floor = 18.0 sq m / 194 sq ft  
First Floor = 16.2 sq m / 174 sq ft  
Total = 34.2 sq m / 368 sq ft



First Floor



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

Copyright www.pedderproperty.com © 2021  
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	70   C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.