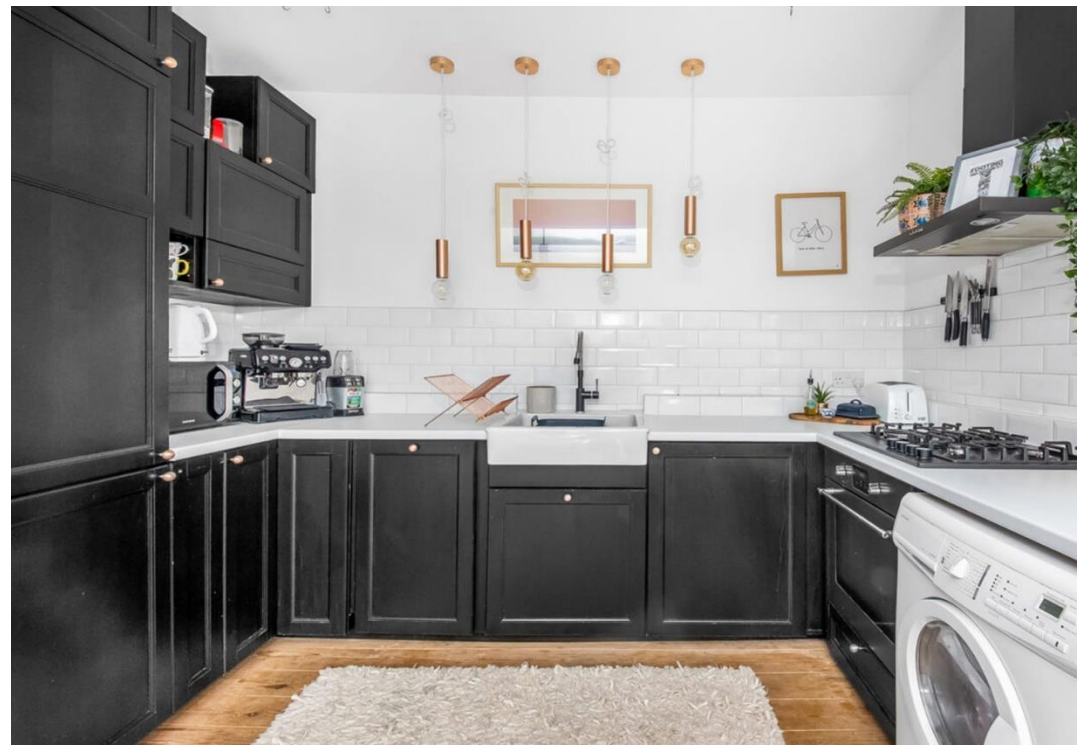




Milton Road SE24
£650,000

0208 702 9555
pedderproperty.com

pedder



In general

- Two double bedrooms
- Poets Corner
- Split level
- Sizeable living accommodation
- Brockwell Park a short walk away
- Excellent transport links from Herne Hill station
- Bright and airy
- Walk in wardrobe
- Share of Freehold

In detail

A beautiful split level two-bedroom property now available to purchase within the ever-popular Poet's Corner area in Herne Hill.

This large home offers great living accommodation, separated over two floors. A bright double bedroom to the rear is followed by a modern and stylish shower room complete with underfloor heating, and a superbly finished open plan living and kitchen space with large windows to the front, feature fireplace with shelving either side and original floorboards and cornicing. On the second floor is the master double bedroom, equipped with space for a super king size bed and window desk and complete with its own walk-in wardrobe.

Situated on Milton Road, this lovely home is excellently located and has superb transport links into the city, with Herne Hill station & (London Victoria and London Blackfriars) just a short walk away as too is Herne Hill's centre, with its array of amenities and the scenic Brockwell Park. Early viewing of this home is strongly recommended.

EPC: D | Council Tax Band: D | Lease 106 Years Remaining | Building Insurance: £339.36

Call Pedder to arrange a viewing on 020 8702 9555



Floorplan

Milton Road, SE24

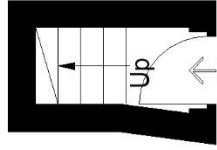
Approximate Gross Internal Area

Ground Floor = 1.7 sq m / 18 sq ft

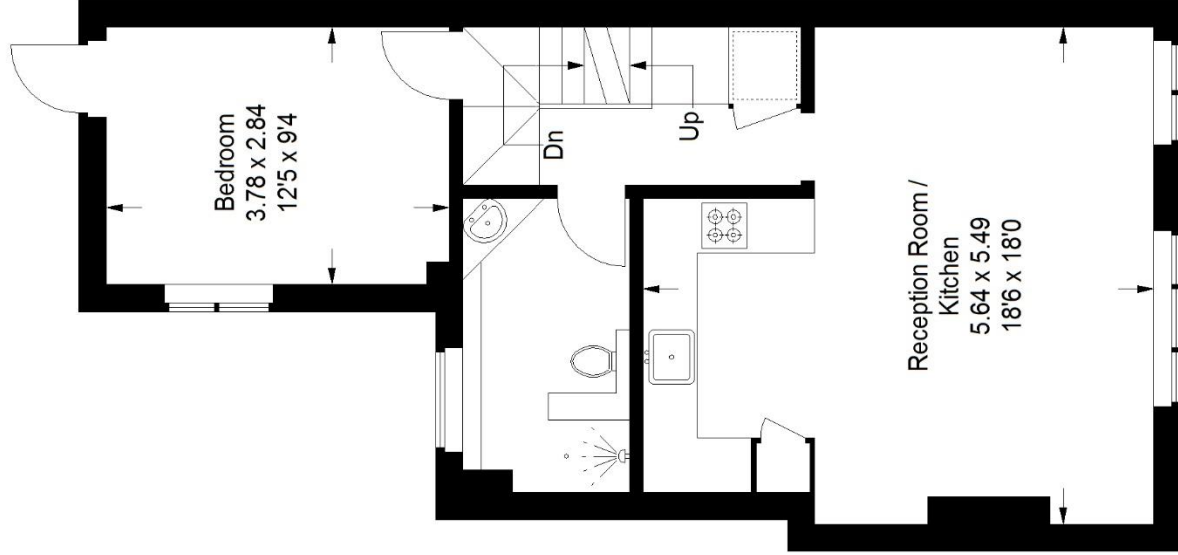
First Floor = 52.1 sq m / 561 sq ft

Second Floor = 27.7 sq m / 298 sq ft

Total = 81.5 sq m / 877 sq ft

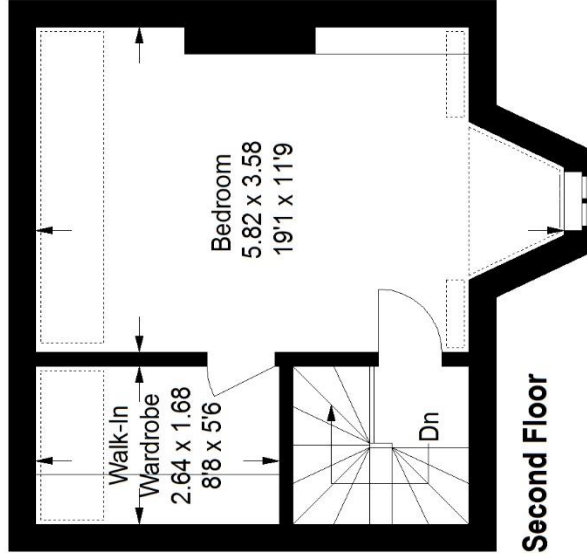


Ground Floor



First Floor

□ = Reduced headroom below 1.5 m / 5'0



Second 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	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

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