



Romola Road SE24
£625,000

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In general

- Split level conversion
- Spacious reception room with balcony
- Three bedrooms
- Quiet residential road
- Close to transport links
- Nearby Brockwell Park

In detail

Spacious three bedroom split level flat on this popular tree lined residential road in Herne Hill.

The property is immaculately presented and large windows allow light to flow throughout.

The first welcoming room is the spacious reception room with a lovely balcony to front with space for alfresco dining, kitchen with range of wall & base units and integrated fridge/freezer, oven & hob.

On the first half landing is a good sized bathroom with vaulted ceiling, and three double bedrooms (all with storage).

Tulse Hill railway station (London Bridge, King's Cross) serves the property, together with various bus routes along Norwood Road.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Blackfriars) and access to the delightful Brockwell with its cafe & lido.

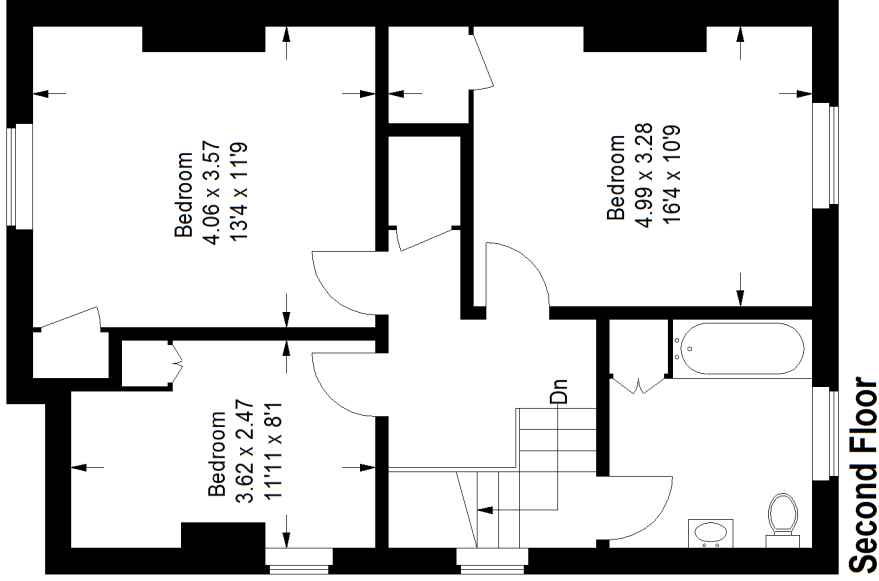
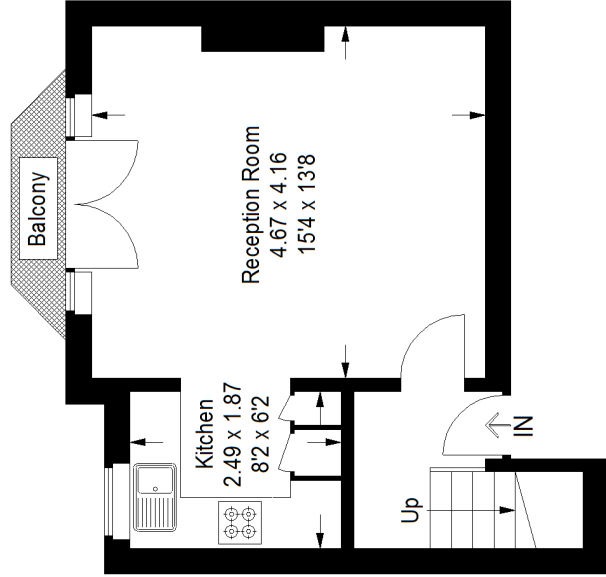
EPC: D | Council Tax Band: C | Lease remaining: 90 years 10 months | SC: 0 | GR: £100 for first 33 years; £200 for second 33 years; £300 for remainder | BI: £1159.94 Jan 2022 - Jan 2023



Floorplan

Romola Road, SE24

Approximate Gross Internal Area
First Floor = 29.2 sq m / 314 sq ft
Second Floor = 55.7 sq m / 600 sq ft
Total = 84.9 sq m / 914 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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