



Deronda Road SE24
£1,400,000

0208 702 9555
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In general

- Substantial Family House
- Six Bedrooms
- Three Bathrooms
- Grand Reception Rooms
- Substantial Kitchen Dining Room
- Good Size Garden
- Excellent Living Accomodation
- Perfect Family Home
- Easy Reach of Transport Serving Central London

In detail

An excellent opportunity to acquire this substantial six bedroom house with excellent living accommodation over three floors benefitting from a pretty secluded rear garden.

The property which retains much of its original character features two good sized, grand reception rooms both with original fireplaces, high ceilings and cornicing separated by double bi folding doors. Leading from the entrance hall and 2nd reception room is a good size kitchen/dining room offering a perfect family/entertaining space flooded with light from a side addition glass roof and wooden floors throughout. The first floor and second floors offer a vast amount of space provide four double bedrooms, one large single room, study, three bathrooms one being a very large bathroom/dressing room. In addition the property has a basement with a washing machine and plenty of storage space and a ground floor cloakroom.

The property is close to Brockwell Park with its lido & cafe, the shopping & restaurants in central Herne Hill and mainline railway station (Victoria & Thameslink) Early Viewing Recommended

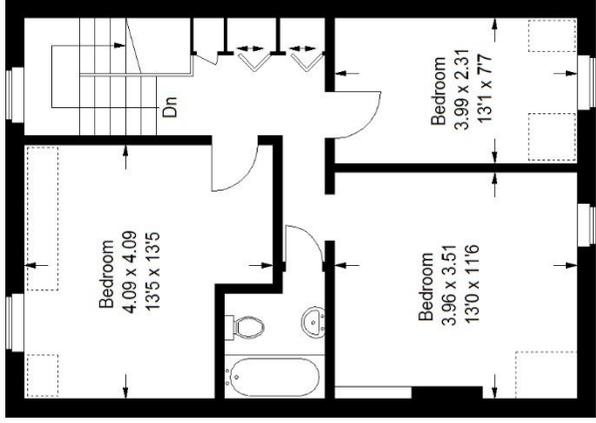
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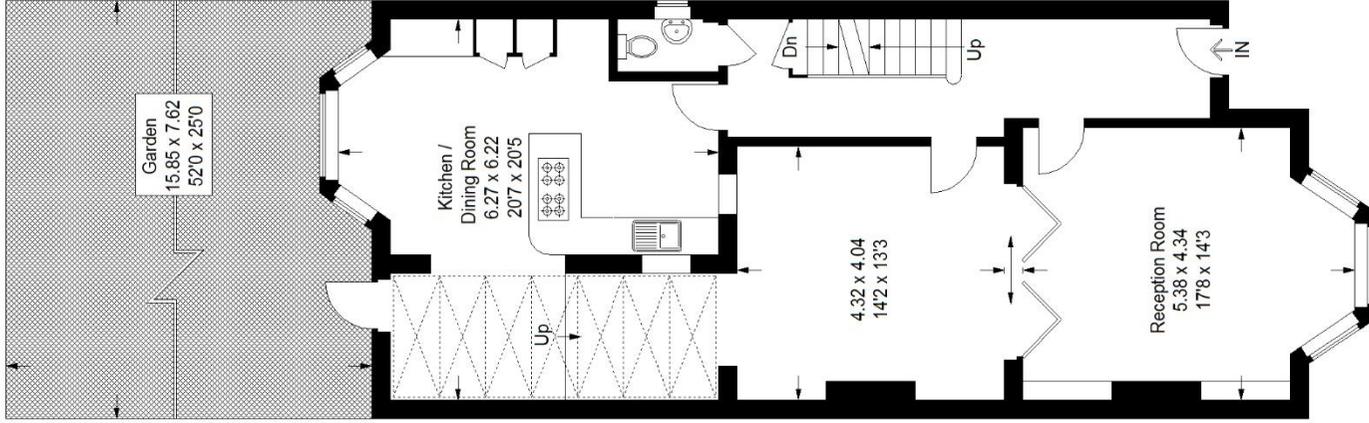
Floorplan

Deronda Road, SE24

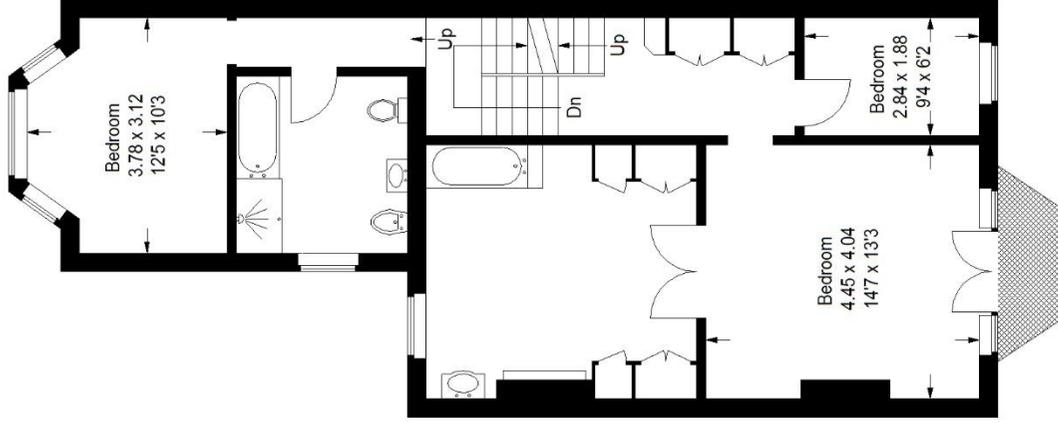
Approximate Gross Internal Area
 Basement = 13.1 sq m / 141 sq ft
 Ground Floor = 92.3 sq m / 994 sq ft
 First Floor = 78.9 sq m / 849 sq ft
 Second Floor = 55.4 sq m / 596 sq ft
 Total = 239.7 sq m / 2580 sq ft



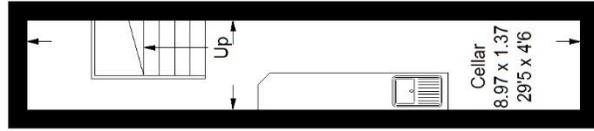
Second Floor



Ground Floor



First Floor



Basement

= Reduced headroom below 1.5 m / 5'0

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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		
39-54	E		
21-38	F		
1-20	G		
		70 C	63 B

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