



Deronda Road, SE24  
Offers in the region of £585,000-£625,000

0208 702 9555  
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# In general

- Spacious reception room
- Stylish kitchen
- Two double bedrooms
- Two bathrooms
- Private garden to rear
- Long Lease & Zero Ground Rent
- Close to transport links
- Nearby Brockwell Park
- Quiet residential road

# In detail

We are delighted to bring to the market this spacious two double bedroom first floor period conversion flat with a private rear garden.

The property is neutrally decorated and large double glazed sash windows throughout afford plenty of natural light.

The accommodation comprises a 19ft x 15ft reception room with large bay window to the front, open fire recess with gas fire, and ample space for dining, the stylish kitchen has ample wall & base units and integrated appliances, the principal bedroom has a whole wall of Bespoke built-in wardrobes and there is an en-suite bathroom, the second double bedroom also has built-in wardrobes, there is also a family bathroom.

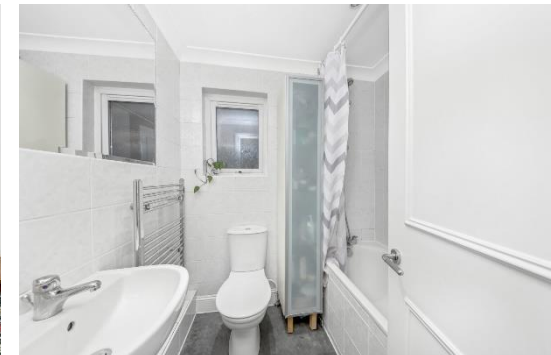
The private rear garden is accessed via double gates on Romola Road and measures 27ft x 17ft is mainly paved with a mature tree & shrubs.

Deronda Road is a sought after tree-lined residential road, there is an Annual Street Party and an active Neighbourhood gmail group.

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

Early viewings are highly recommended.

EPC: D | Council Tax Band: C | Lease Term Remaining: 171 Years | GR: Nil | SC: £800 | BI: Nil



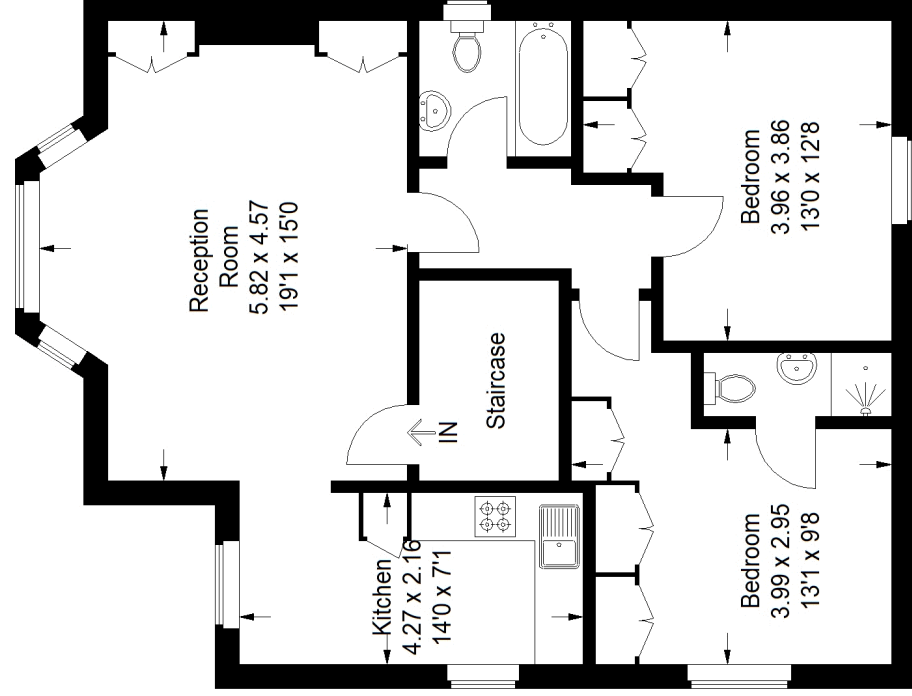
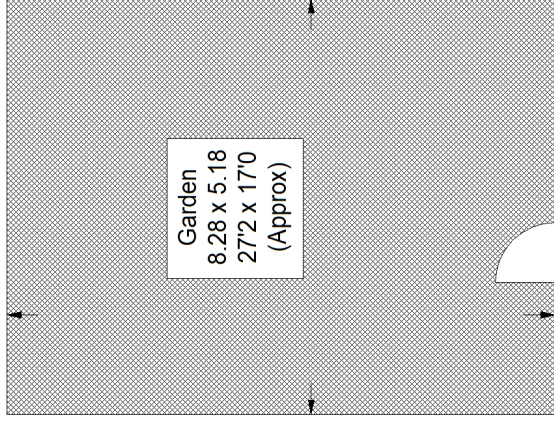
# Floorplan

**Deronda Road, SE24**

Approximate Gross Internal Area

72.8 sq m / 784 sq ft

(Excluding Staircase)



## First 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	62 D	76 C
39-54	E		
21-38	F		
1-20	G		

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