



Milton Road, SE24  
£1,150,000-£1,200,000

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# In general

- Front reception room
- Open plan kitchen & rear reception
- Three bedrooms
- Accessible to Brockwell Park
- Tree-lined residential road

# In detail

\*Guide Price £1,150,000 - £1,200,000\*

Situated within the increasingly popular "Poets Corner" area of Herne Hill we are delighted to have the opportunity to offer you this three bedroom mid-terraced house.

The current vendors have recently redecorated throughout the interior, put in a new kitchen, new bathroom & separate wc. Set over three floors the accommodation comprises a front reception room with large sash windows to front bay (double glazed).

There is an open plan kitchen/reception to the mid section & rear, the kitchen having a vast range of wall & base units, the reception area being dual aspect with window to side and double doors leading to the rear garden.

On the first floor is the family bathroom and the principal bedroom, and on the second floor two further double bedrooms.

Milton Road is a sought after location, with the delights of Brockwell Park with its cafe & lido within reach. Herne Hill centre offers a popular selection of restaurant and shopping amenities, and Herne Hill station offers rapid links to central London and beyond (Victoria, Thameslink, Blackfriars).

EPC: D | Council Tax Band: E



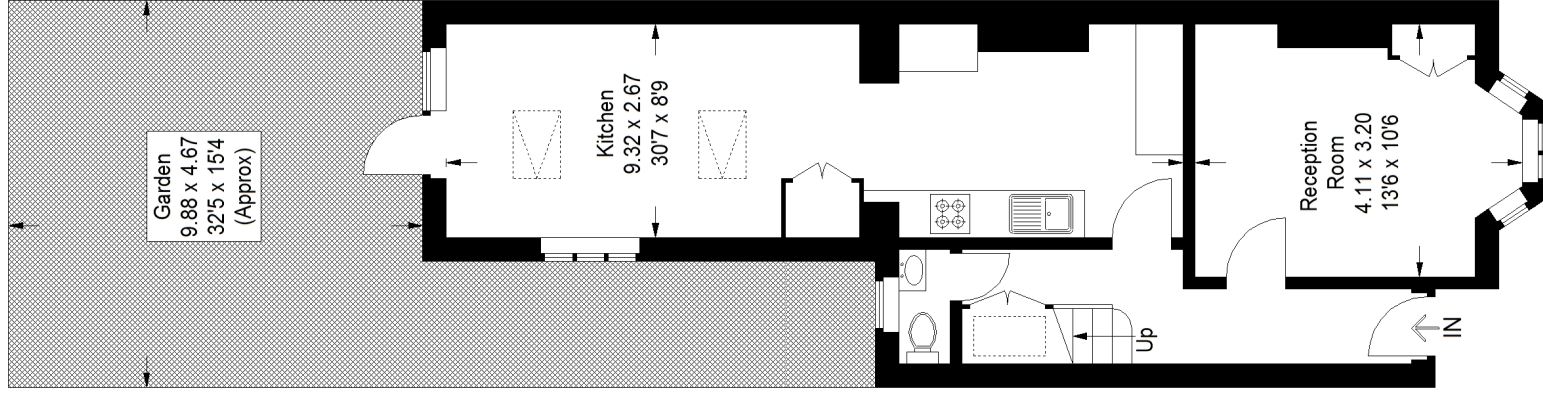
# Floorplan

Milton Road, SE24

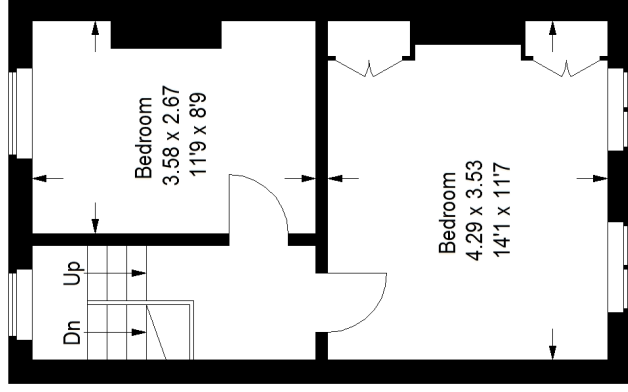
Approximate Gross Internal Area  
110.0 sq m / 1184 sq ft



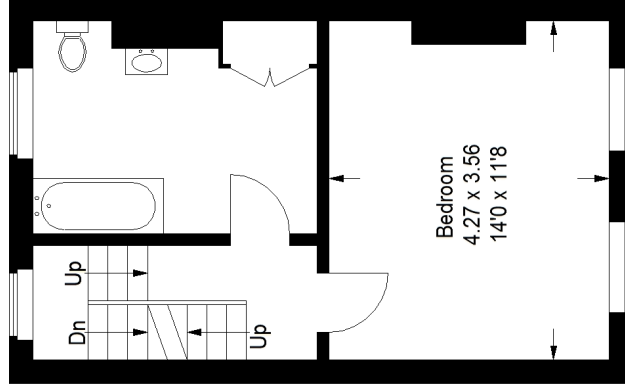
 = Reduced headroom below 1.5 m / 5'0"



**Ground Floor**



**Second Floor**



**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	68 D	94 B
39-54	E		
21-38	F		
1-20	G		

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