



Spenser Road, SE24
£450,000

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In general

- 'Poets Corner' area of Herne Hill
- Sought after tree-lined road
- Immaculately presented
- Spacious reception with high ceiling
- Good-sized double bedroom
- Share of Freehold
- Easy access to Brockwell Park
- Close to transport links

In detail

Forming part of the 'Poets Corner' area of Herne Hill is this delightful one double bedroom hall floor flat set within an imposing house on Spenser Road, a sought after, tree-lined, residential road.

The property is immaculately presented throughout comprising a spacious reception room with large bay window to front, double bedroom with space for large free-standing wardrobes, bathroom, to the rear of the property is the kitchen which has a range of wall & base units, space for undercounter fridge, plumbing for washing machine and large window affording ample light and giving views across neighbouring gardens.

Several bus routes traverse both Dulwich Road & Railton Road. Brixton centre is accessible with its eclectic range of shops, Ritzy Cinema, railway & tube. Early viewings are highly recommended.

Herne Hill centre 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.

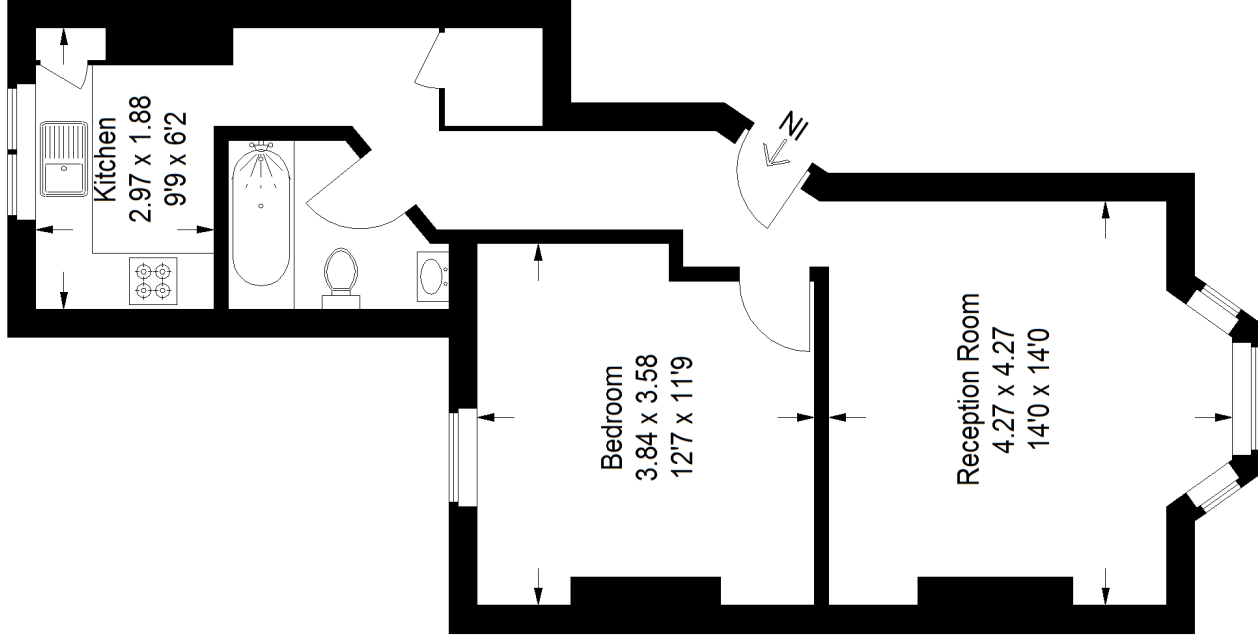
EPC: D | Council Tax Band: B | Lease Term Remaining: 964 Years | GR: Nil | SC: as of when | BI: £505.46



Floorplan

Spenser Road, SE24

Approximate Gross Internal Area
50.2 sq m / 540 sq ft



Ground 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 | 66 D | 80 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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