



Half Moon Lane, SE24
£675,000

0208 702 9555
pedderproperty.com

pedder



In general

- Central Herne Hill location
- Spacious reception room
- Three double bedrooms
- Own entrance
- Close to transport links

In detail

We are delighted to bring to the market this spacious three bedroom maisonette in central Herne Hill.

The property benefits from its own entrance, high ceilings, and being over two floors. The large lounge has three windows to the front which are South facing affording plenty of light; kitchen with a range of units, open high level shelving, and integrated oven & hob; there is a shower room & separate wc, and the third bedroom is also on this level.

On the top floor is the principal bedroom with three large windows to front with far reaching views over Brockwell Park, feature cast iron fireplace and bespoke double wardrobes to both alcoves, and second bedroom is also a double.

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

Early viewings are highly recommended.

EPC: D | Council Tax Band: C | Lease Term Remaining: 988 Years | GR: £250 | SC: £0 | BI: £790



Floorplan

Half Moon Lane, SE24

Approximate Gross Internal Area

Ground Floor = 2.4 sq m / 26 sq ft

First Floor = 60.5 sq m / 651 sq ft

Second Floor = 43.9 sq m / 473 sq ft

Total = 106.8 sq m / 1150 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

Copyright www.pedderproperty.com © 2023

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.