



Milkwood Road, SE24  
£649,999

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# In general

- Period conversion
- Spacious split level
- Superb central location
- Four double bedrooms
- Two bathrooms
- Herne Hill station in close proximity
- Brockwell Park is a short walk away

# In detail

A charming four double bedroom, two bathroom converted Victorian flat split over two floors now available to purchase in central Herne Hill.

A stairway leading to the first floor welcomes you to a bright and spacious lounge and the first double bedroom to the front, a well-appointed kitchen with a number of wall and base units and plumbing for appliances, and first bathroom on the first floor.

On the second floor are the three double bedrooms with the master bedroom to the front and a further bathroom with bath and hand wash basin.

The property is in good decorative order, with a mixture of exposed wood flooring and carpets, and boasts a number of original and reclaimed features including fireplaces, cornicing and ceiling rose. The property also benefits from double glazing throughout.

The property is in very close proximity to Herne Hill centre with its popular range of restaurant & shopping amenities, railway station (London/Victoria & Blackfriars) and Brockwell Park. Ideal for first time buyers or buy-to-let investors.

Early viewing is highly recommended.

EPC: C | Council Tax Band: C | Lease Term Remaining: 154 years | GR: £0 | SC: £0 | BI: £700

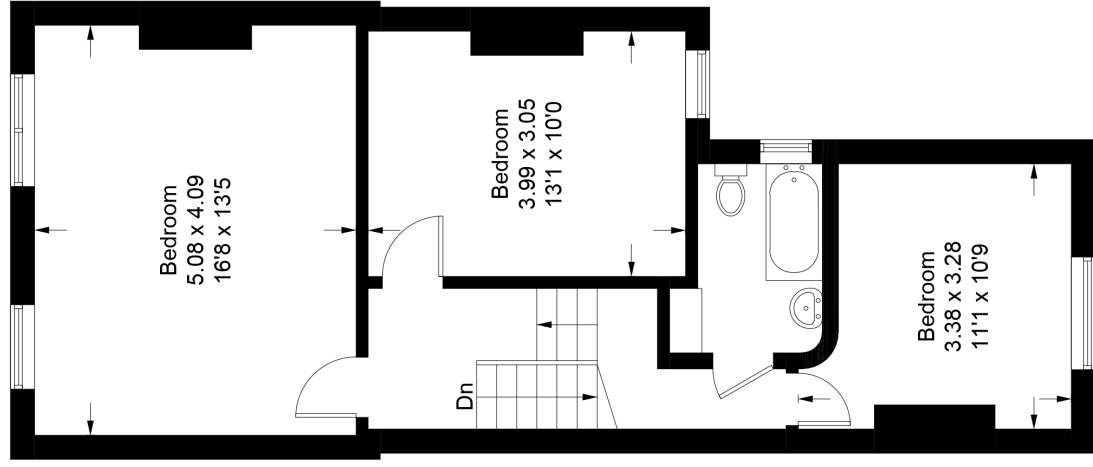




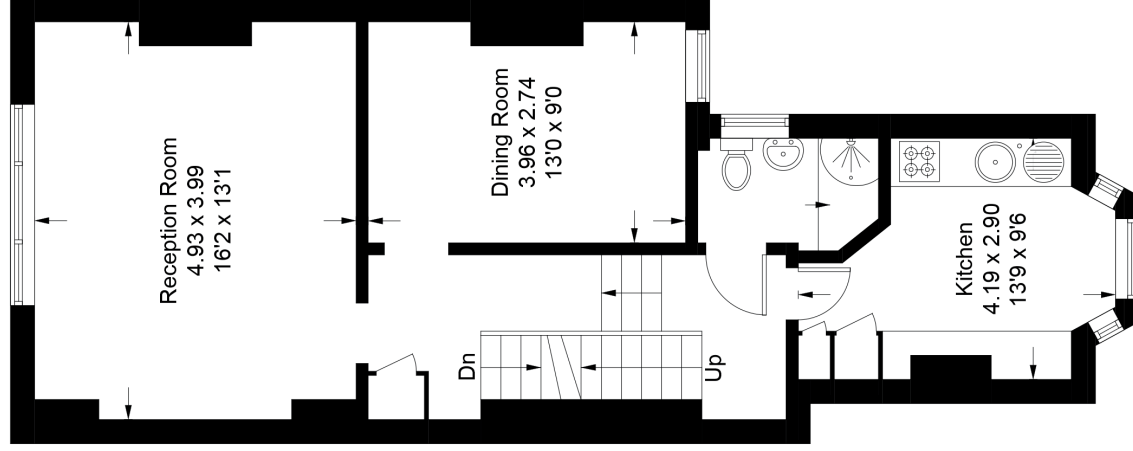
# Floorplan

## Milkwood Road, SE24

Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft



**Second Floor**



**Ground 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             | 72   c  | 78   c    |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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