



Spenser Road, SE24
Guide £795,000

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In general

- Spacious split level flat
- Three double bedrooms
- Open-plan reception/kitchen
- Bathroom & second shower rooms
- Fully renovated in 2017
- Private section of garden
- Loft Space
- Close to transport links

In detail

We are delighted to offer this spacious split-level three bedroom garden flat occupying the entire top two floors of this impressive semi-detached house.

The 28ft x 17ft reception room has two large windows to front affording plenty of light, Scandinavian wood burner, open-plan kitchen with a vast range of stylish wall & base units incorporating a breakfast bar and an integrated dishwasher, oven, hob & microwave. The property has 'zoned' underfloor heating throughout and has been fully renovated in 2017.

On the first half landing is a shower room. On the top floor is the main bedroom with windows to front and en-suite shower room, the second double bedroom has an en-suite bathroom, and there is a third double bedroom with window to rear.

Early viewings are highly recommended on this truly spacious home.

Spenser Road is a sought after residential road forming part of the 'Poets Corner' area of Herne Hill, the delights of Brockwell Park with its lido & cafe is accessible and central Herne Hill offers a popular range of restaurant & shopping amenities, Herne Hill railway station offers rapid links to central London (Victoria, Thameslink, Blackfriars).

EPC: C | Council Tax Band: D | Lease Term Remaining: 97 Years | GR: £100 | SC: £125 pa | BI: £85.30



Floorplan

Spenser Road, SE24

Approximate Gross Internal Area

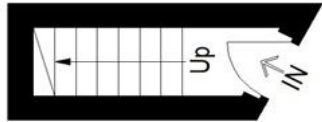
Ground Floor = 2.4 sq m / 26 sq ft

First Floor = 46.4 sq m / 499 sq ft

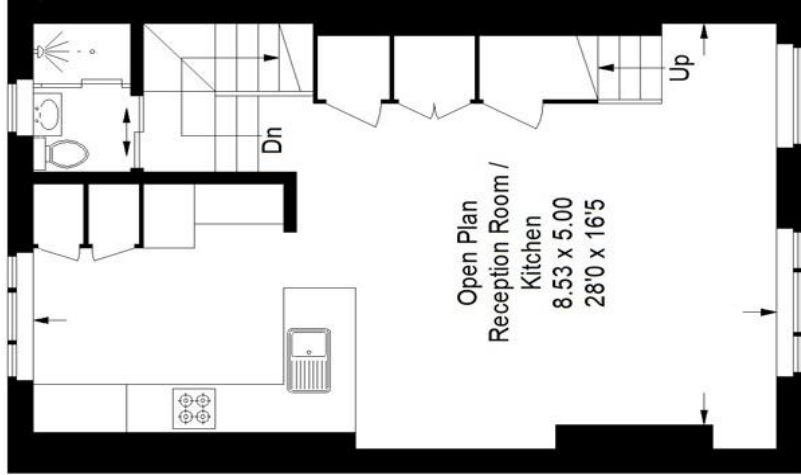
Second Floor = 47.3 sq m / 509 sq ft

Total = 96.1 sq m / 1034 sq ft

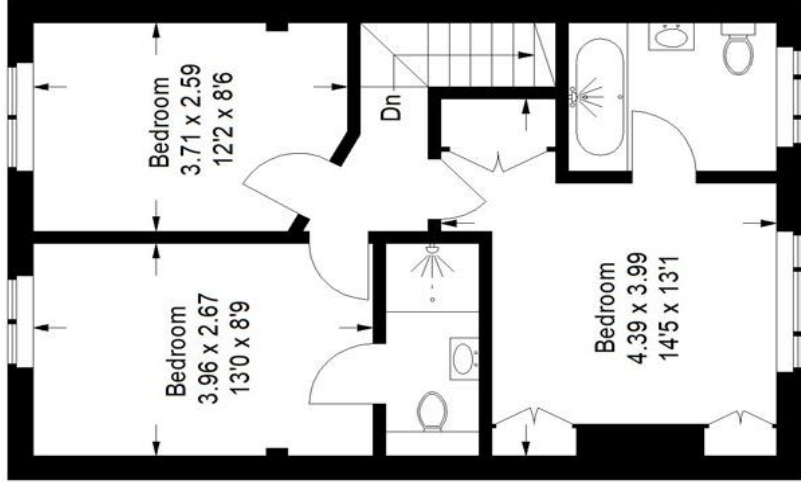
Garden
9.58 x 6.78
31'5 x 22'3
(Approx)



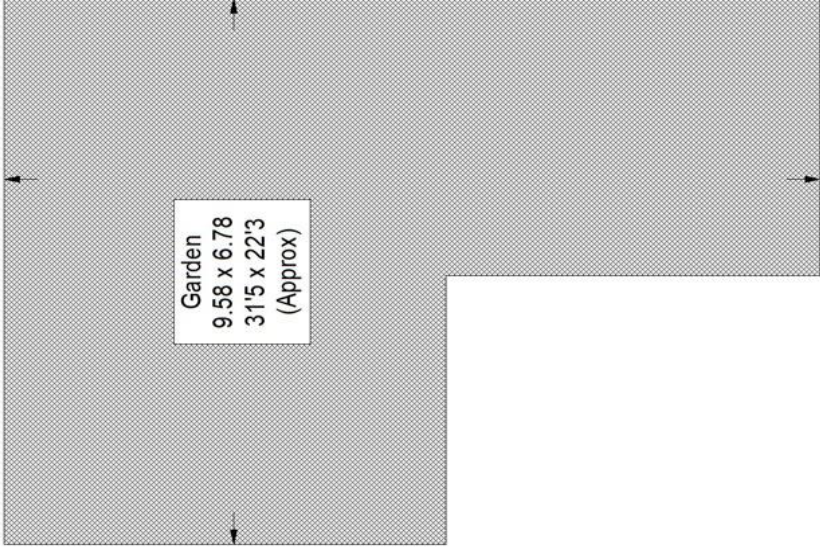
Ground Floor



First Floor



Second 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 | 71 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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