



Milton Road, SE24  
£510,000

0208 702 9555  
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# In general

- 'Poet's Corner Location'
- Own entrance
- Large lounge
- Kitchen/dining room
- Private rear garden
- Share of Freehold
- Near transport links

# In detail

Situated within the 'Poets Corner' area of Herne Hill is this delightful garden flat.

The property benefits from having its own entrance, good-sized reception room with large bay window to front and built-in cupboards & shelving to both alcoves, spacious kitchen/dining room with ample space for table & chairs, range of wall & base units with butcher block work surfaces and having a breakfast bar, window and door to garden.

The double bedroom has a large window overlooking the rear and benefitting from built-in double wardrobe. There is a shower room with shower cubicle, wc, and pedestal wash hand basin.

The rear garden is mainly laid to lawn, has a shed and a feature pond.

The property is ideally located for access to the vast expanse of Brockwell Park with its lido & cafe, the popular range of restaurant shopping amenities of central Herne Hill, and railway station (Victoria, Thameslink, Blackfriars).

The property further benefits from being a Share of Freehold.

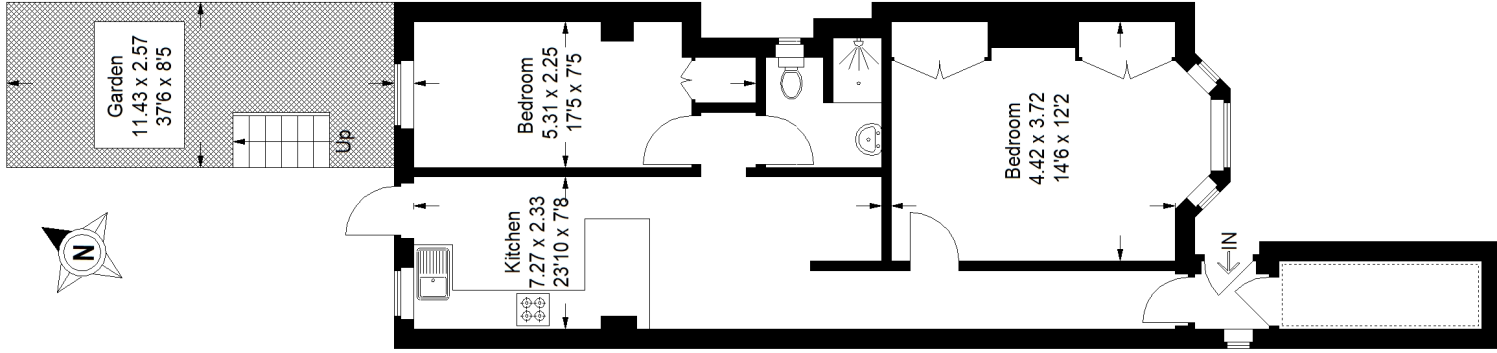
EPC: D | Council Tax Band: C | Lease Term Remaining: 114 Years | GR: £0 | SC: £0 | BI: £540 pa



# Floorplan

Milton Road, SE24

Approximate Gross Internal Area  
61.2 sq m / 659 sq ft



**Basement**

= Reduced headroom below 1.5 m / 5'0"

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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             |         | 79 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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