



Shakespeare Road, SE24
£575,000

0208 702 9555
[pedderproperty.com](https://www.pedderproperty.com)

pedder



In general

- Private section of rear garden
- Good sized reception
- Two bedrooms
- Sought after location
- Close to transport links
- Chain Free
- Share of Freehold

In detail

We are delighted to bring to the market this two bedroom garden flat situated within the 'Poets Corner' area of Herne Hill.

The property is neutrally decorated throughout, has its own entrance, private section of the rear garden and is offered to the market 'Chain Free'.

The accommodation comprises a good-sized reception room with attractive fire surround and storage & shelving to both alcoves, opening to the kitchen with ample wall & base units, the spacious principal bedroom has a bay window to the front and built-in wardrobes span on entire wall, there is second bedroom/study & bathroom.

Directly outside the kitchen door is a small patio area then steps lead up to the garden of which the left half belongs to this flat which is mainly laid to lawn with flower borders and an outdoor work space.

Shakespeare Road is a sought after residential road moments from the vast expanse of Brockwell Park.

Herne Hill centre has a popular selection of restaurants and shopping amenities and access to the railway station (Victoria, Thameslink, Blackfriars).

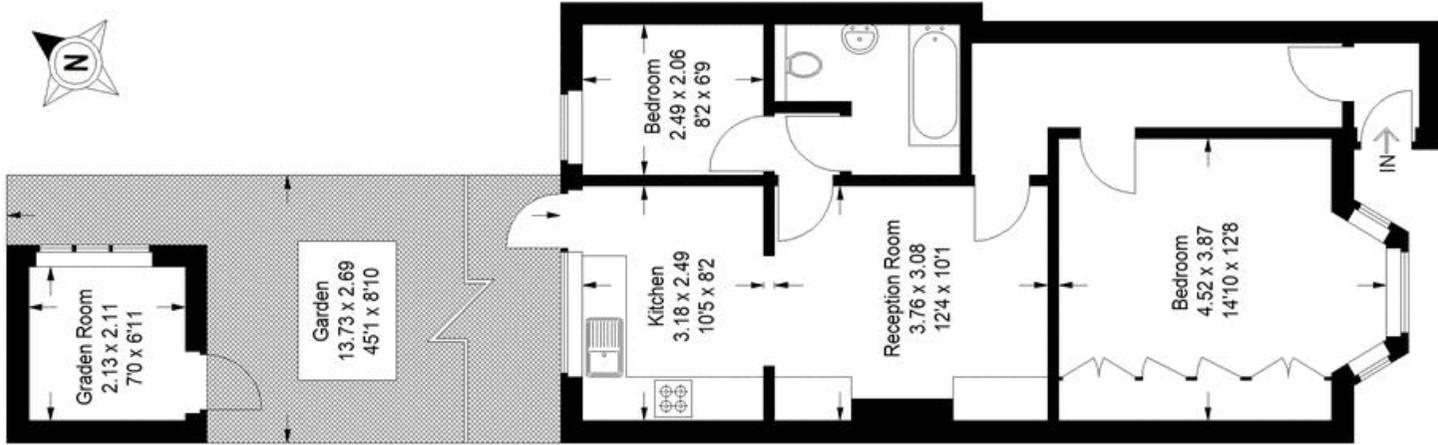
EPC: D | Council Tax Band: C | Lease: 989 Years Remaining | GR: £0 | SC: £0 | BI: £376.96



Floorplan

Shakespeare Road, SE24

Approximate Gross Internal Area
 Ground Floor = 57.4 sq m / 618 sq ft
 Garden Room = 4.7 sq m / 50 sq ft
 Total = 62.1 sq m / 668 sq ft



Ground Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
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.