



Spenser Road, SE24
£650,000

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In general

- Vast reception/kitchen/dining area
- Two bedrooms
- Modern shower room
- Sought after location
- Moments from Brockwell Park
- Close to transport links
- Share of Freehold

In detail

A stunning two bedroom first floor flat within this terraced house on Spenser Road, one of the most sought after tree-lined residential roads within 'Poets Corner'.

The vast open-plan reception/kitchen/dining room has large sash windows to front and vaulted ceilings adding to the the sumptuous feeling of space and grandeur, with a log burner for those colder evenings, and ample space for entertaining friends & family.

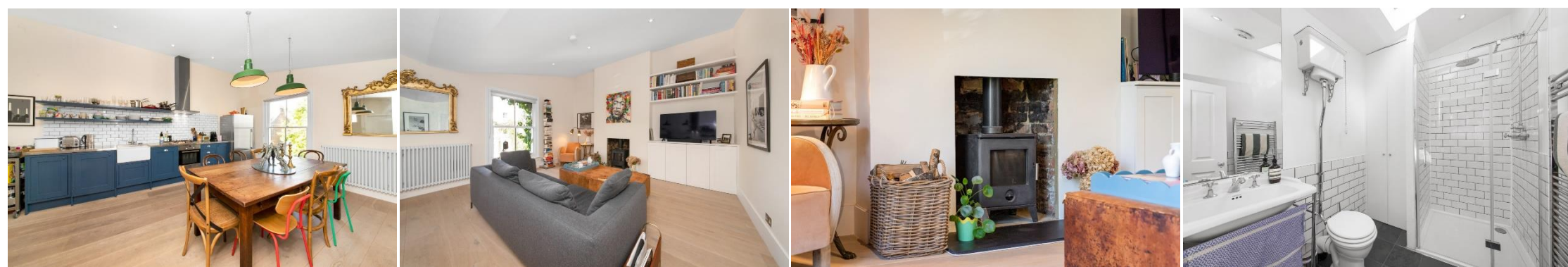
Within the kitchen area is a stylish range of wall & base units, stainless steel splashbacks, and some integrated appliances.

The principal bedroom has a range of bespoke fitted wardrobes, second bedroom, and modern shower room.

The property further benefits from having a Share of Freehold. Central Herne Hill offers a popular range of restaurant & shopping amenities, the railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its lido & cafe.

Early viewings are highly recommended.

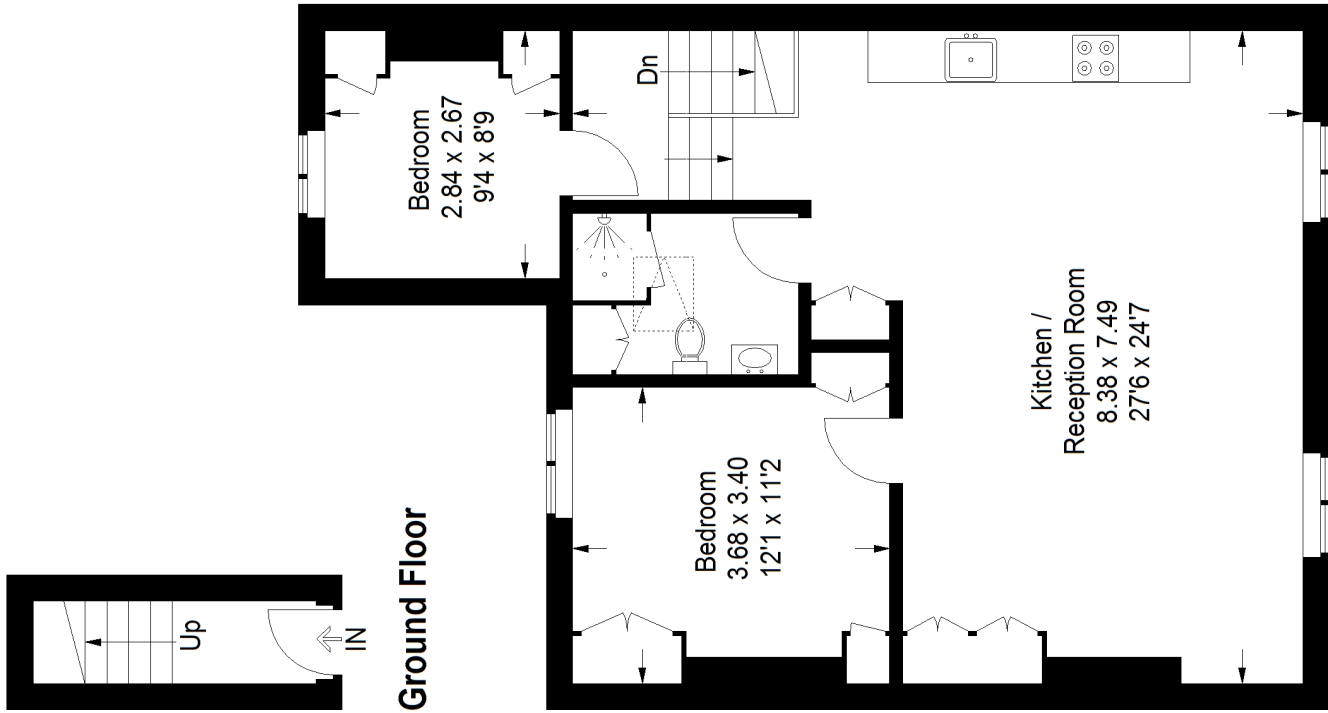
EPC: D | Council Tax Band: C | Lease Term Remaining: 999 Years | GR: TBC | SC: TBC | BI: TBC



Floorplan

Spenser Road, SE24

Approximate Gross Internal Area
 Ground Floor = 3.3 sq m / 36 sq ft
 First Floor = 71.1 sq m / 765 sq ft
 Total = 74.4 sq m / 801 sq ft



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		
55-68	D	57 D	65 D
39-54	E		
21-38	F		
1-20	G		

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