



Herne Hill, SE24
Guide £450,000

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In general

- Central location
- Two double bedrooms
- Spacious reception
- Private patio garden
- Close to transport links
- Access to Brockwell Park & lido

In detail

We are delighted to present to the market this two bedroom first floor flat in central Herne Hill.

The property benefits from having its own entrance and private patio garden.

The spacious reception room has a window to the front and herringbone flooring, archway leads to the kitchen with modern wall & base units, built-in oven & hob and plumbing for washing machine & dishwasher. There are two double bedrooms and a bathroom.

To the front of the flat is a good-sized patio garden with ample room for a table & chairs and bicycle/bbq storage space. The flat further benefits from a use of a communal roof terrace.

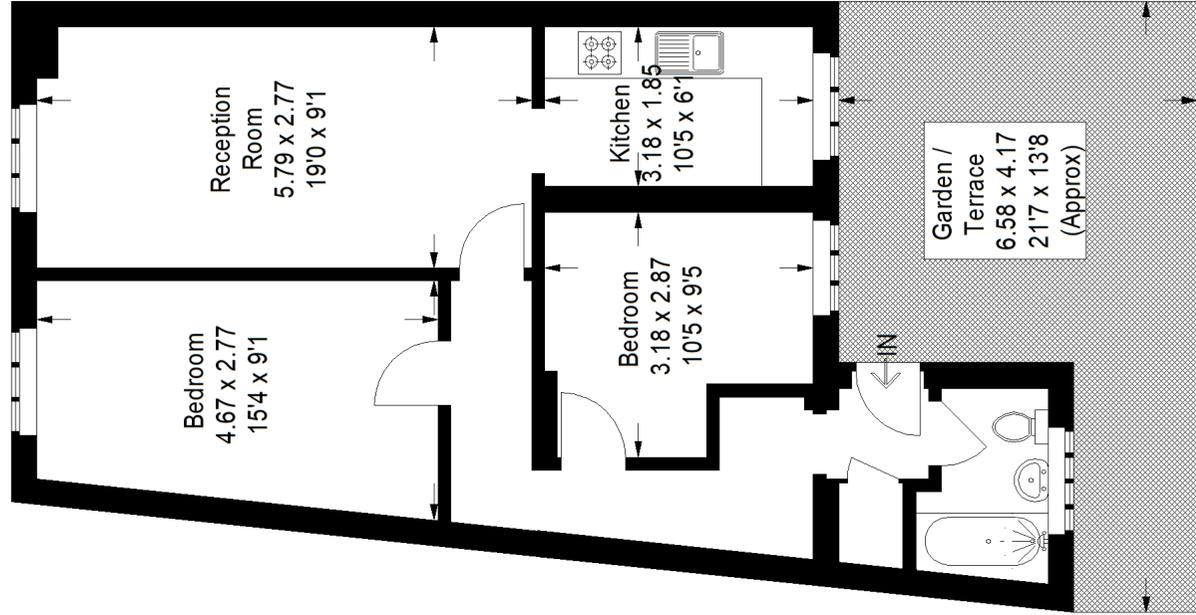
Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its cafe & lido.

EPC: D | Council Tax Band: C | Lease Term Remaining: 90 Years | GR: £15 pa | SC: £1,200 pa | BI: £200 pa



Floorplan

Central Buildings, SE24
Approximate Gross Internal Area
58.1 sq m / 625 sq ft



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		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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