



Regent Road, SE24  
£699,950

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# In general

- Popular residential road
- Three bedrooms
- Close to transport links
- Chain Free
- Double glazed throughout
- Freehold house

# In detail

An opportunity to acquire a three bedroom terraced house on Regent Road, a highly desirable road in Poets Corner.

The property does require full refurbishment but would give you the opportunity to 'stamp your own style' and create a lovely home.

The accommodation is arranged over two floors and comprises: a good-sized reception room with double glazed windows & door to the rear garden, kitchen, second room leading to the garden with room for coats/shoes etc, and upstairs are the three bedrooms, bathroom & separate wc.

To the rear of the property is a 62ft South facing garden.

Regent Road is a popular location within easy reach of Brockwell Park with its cafe & lido, central Herne Hill offers a popular selection of shopping & restaurant amenities, railway station (Victoria, Thameslink, Blackfriars).

Offered with no onward chain.

EPC: D | Council Tax Band: D



# Floorplan

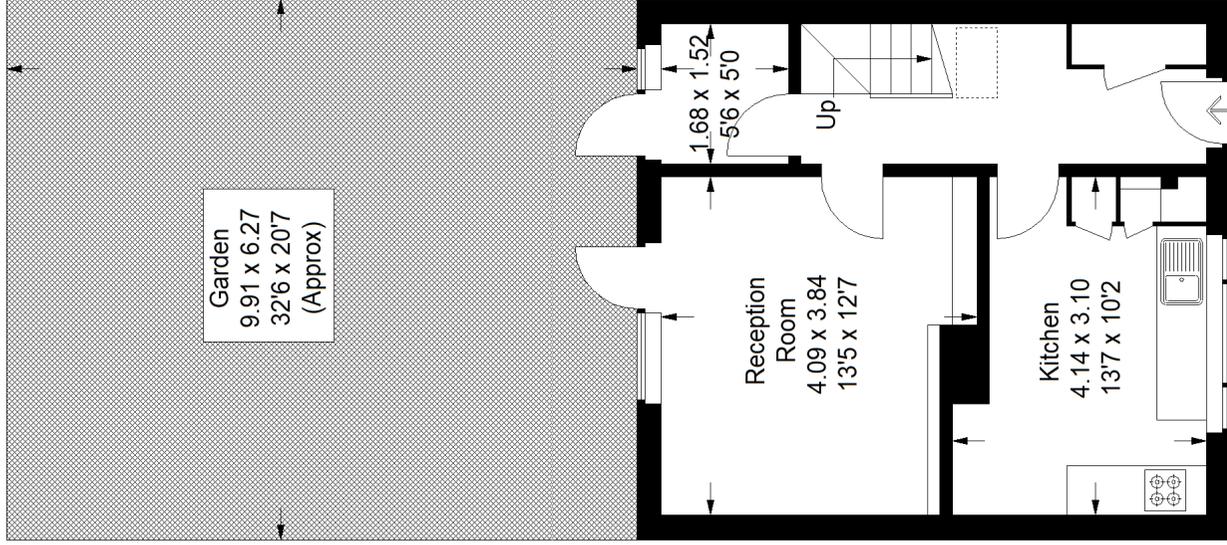
## Regent Road, SE24

Approximate Gross Internal Area

Ground Floor = 40.1 sq m / 432 sq ft

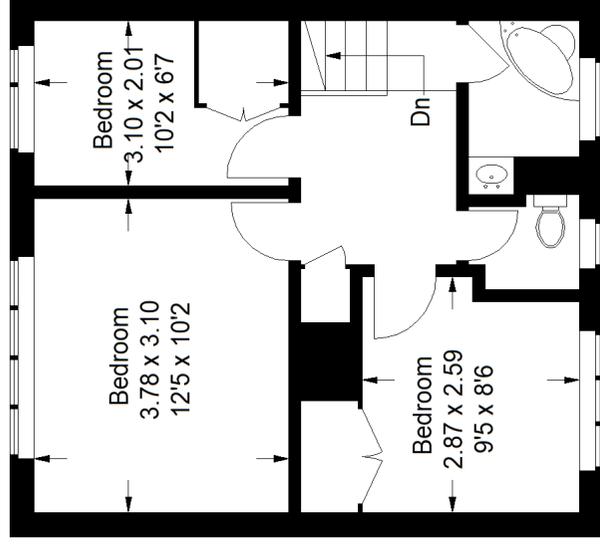
First Floor = 39.6 sq m / 426 sq ft

Total = 79.7 sq m / 858 sq ft



**Ground Floor**

⋮ = Reduced headroom  
below 1.5 m / 5'0



**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	58 D	61 B
39-54	E		
21-38	F		
1-20	G		

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