



Herne Hill, SE24 | £850,000

02087029555

hernehill@pedderproperty.com

pedder
We live local



In General

- Chain free
- Dual aspect reception
- Dining room and kitchen
- 2 double bedrooms and study/nursery
- Large rear garden
- Gated side access

In Detail

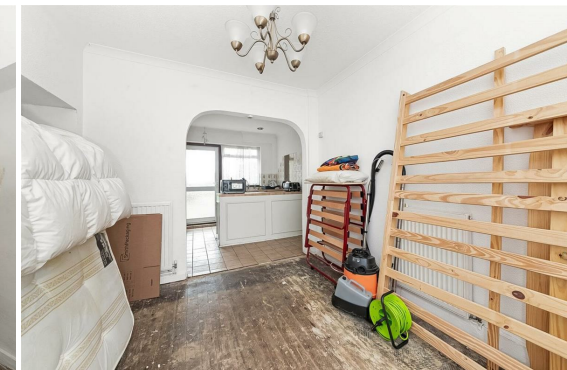
An opportunity to purchase this 2 bedroom (plus study) End of Terrace property on Herne Hill. The property does require a fully programme of refurbishment but gives you the opportunity to 'stamp your own style' and create a lovely family home. There is potential to extend, subject to the usual planning consents/permissions.

The front reception has windows to both front & rear affording plenty of light, there is a good sized dining room, the kitchen has a range of wall & base units, space for cooker and both window & door to the rear garden. The main bedroom is also dual aspect, there is a second double bedroom, study/nursery room and shower room. To the rear is a 76ft garden which has a paved area directly outside the property then is mainly laid to lawn with mature shrub borders, and there is gated side access ideal for bikes and/or pedestrian access. There is also a good size paved front garden.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its café & Lido. Loughborough Junction, Denmark Hill & North Dulwich railway stations also serve the location. The popular Sunray Park is found just at the bottom of Casino Avenue.

Offered to the market Chain Free early viewings are highly recommended.

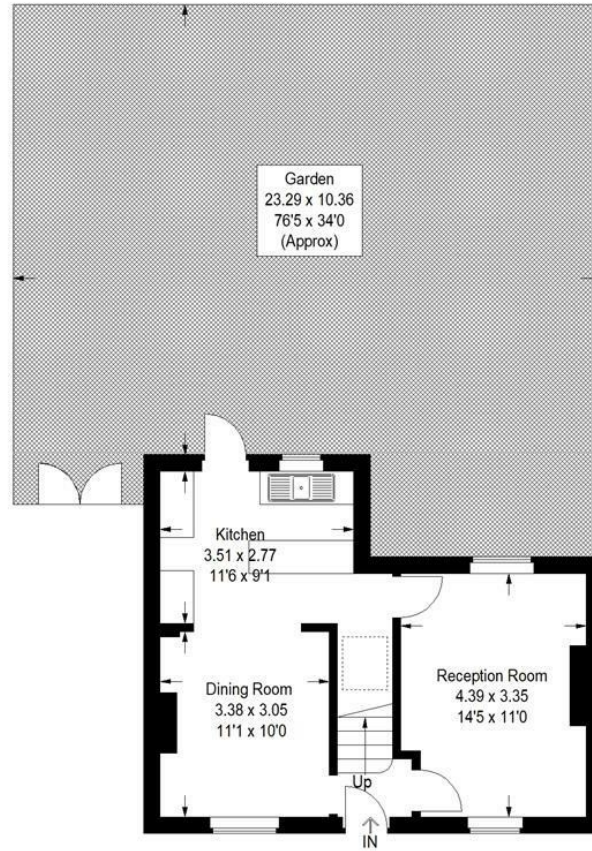
EPC: E | Council Tax Band: D | Lease: 87 years remaining | SC: TBC | GR: TBC | Buildings Insurance: TBC



Floorplan

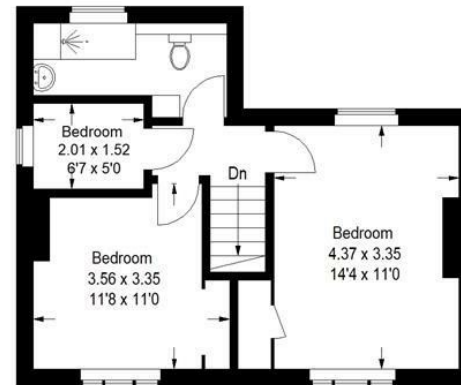
Herne Hill SE24

Approximate Gross Internal Area
81.1 sq m / 873 sq ft



Ground Floor

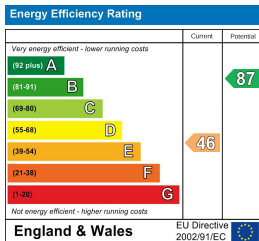
= Reduced headroom below 1.5 m / 5'0



First Floor

Copyright www.pedderproperty.com © 2024

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.



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.