



Shakespeare Road, SE24  
OIEO £1,100,000

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# In general

- Two reception rooms
- Good sized kitchen/dining room
- Four bedrooms
- Bathroom & two shower rooms
- Immaculately presented
- Close to transport links

# In detail

An opportunity to acquire an immaculately presented four double bedroom terraced house for sale on Shakespeare Road SE24.

The property has been newly refurbished with double glazed windows throughout, new carpets, freshly decorated and a new boiler.

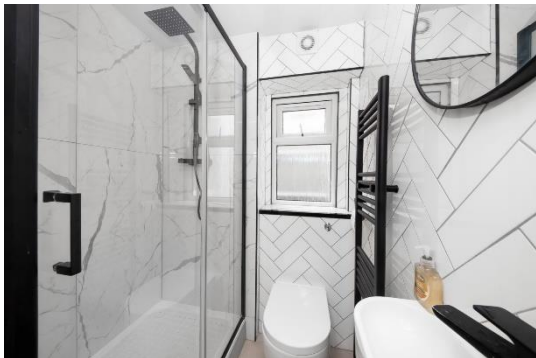
The accommodation comprises two reception rooms, downstairs shower room, and spacious kitchen/dining room with ample wall and base units and room for a table & chairs.

There is a dual aspect bedroom on the first half landing together with the family bathroom, then a few steps up to the first floor brings you to another two double bedrooms, the principal bedroom on the top floor has two velux windows to front, eaved storage and an en-suite shower room.

A Juliette balcony on the top floor gives lovely views over local gardens. There is a paved area to the side return leading to the West aspect rear garden which has low maintenance astro turf, a seating area ideal for the afternoon sun and ample space to have a barbecue.

Loughborough Junction station serves the location. Central Herne Hill offers a popular range of shops & restaurants, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its lido and cafe.

EPC: D | Council Tax Band: E





# Floorplan

## Shakespeare Road, SE24

Approximate Gross Internal Area

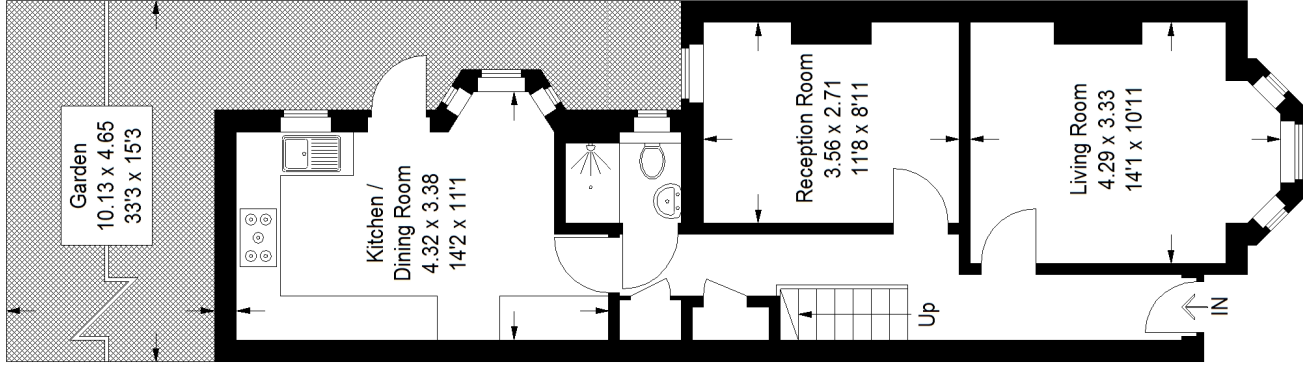
Ground Floor = 50.9 sq m / 548 sq ft

First Floor = 50.6 sq m / 545 sq ft

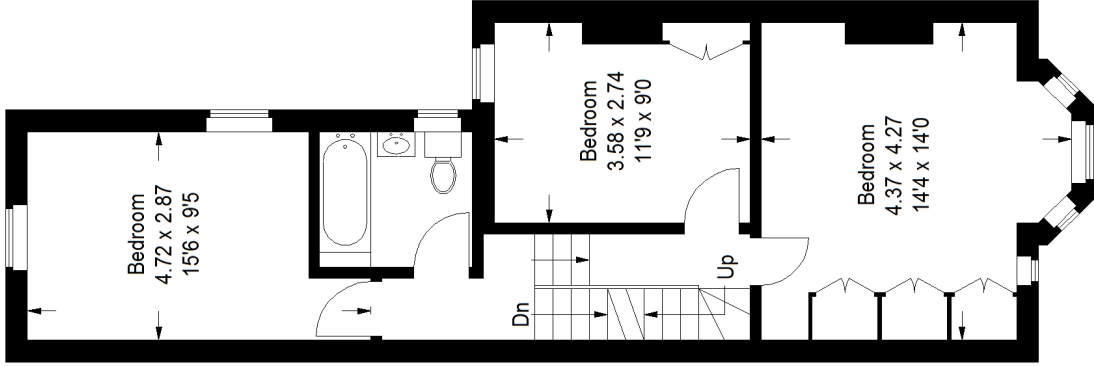
Second Floor (Excluding Eaves)

26.0 sq m / 279 sq ft

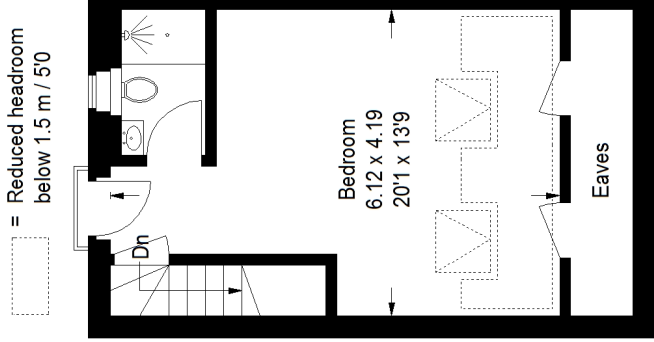
Total = 127.5 sq m / 1372 sq ft



Ground Floor



First Floor



Second Floor

 = Reduced headroom  
below 1.5 m / 5'0

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	79 C
39-54	E		
21-38	F		
1-20	G		

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