



Spenser Road, SE24
£600,000

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In general

- Viewing highly recommended
- Two double bedrooms
- Large open living space
- Own front door
- Moments from central Herne Hill
- A short walk from Brockwell Park
- Well presented
- Share of Freehold
- Private section of the garden

In detail

A charming two-bedroom raised ground floor maisonette located on Spenser Road, a road in the ever-popular 'Poet's Corner' area of Herne Hill.

Situated in a desirable location, this property offers convenient access to the beautiful Brockwell Park, as well as excellent transport links to Brixton and Herne Hill stations. With its own private entrance and a part private part shared garden space, this maisonette provides a comfortable and inviting living environment.

Upon entering, visitors will see the kitchen, featuring a convenient breakfast bar, which seamlessly flows into the lounge area at the front of the property. This semi-open plan arrangement creates a sociable atmosphere, perfect for entertaining guests or enjoying family meals. Natural light floods the room through the large bay windows, enhancing the bright and airy ambiance.

Adjacent to the kitchen and lounge, you will find the well-appointed bathroom, the master bedroom is located behind the bathroom, offering a peaceful retreat with ample space for a comfortable bed and additional furniture. The smaller bedroom overlooks the garden, providing a tranquil setting for rest and relaxation. This room can also serve as a home office or a cosy guest room, depending on your needs.

One of the standout features of this property is its close proximity to Brockwell Park with its beautiful gardens, tennis courts, a lido, and stunning views of the London skyline. Transport links from Spenser Road are excellent, Brixton station offers excellent connections to the London Underground and national rail services, whilst Herne Hill station provides access to both London Victoria and London Blackfriars. These convenient connections make commuting or exploring the city a breeze.

EPC: D | Council Tax Band: C | Lease Term Remaining | 990 Years | GR: £0 | SC: £50 pcm | BI: TBC

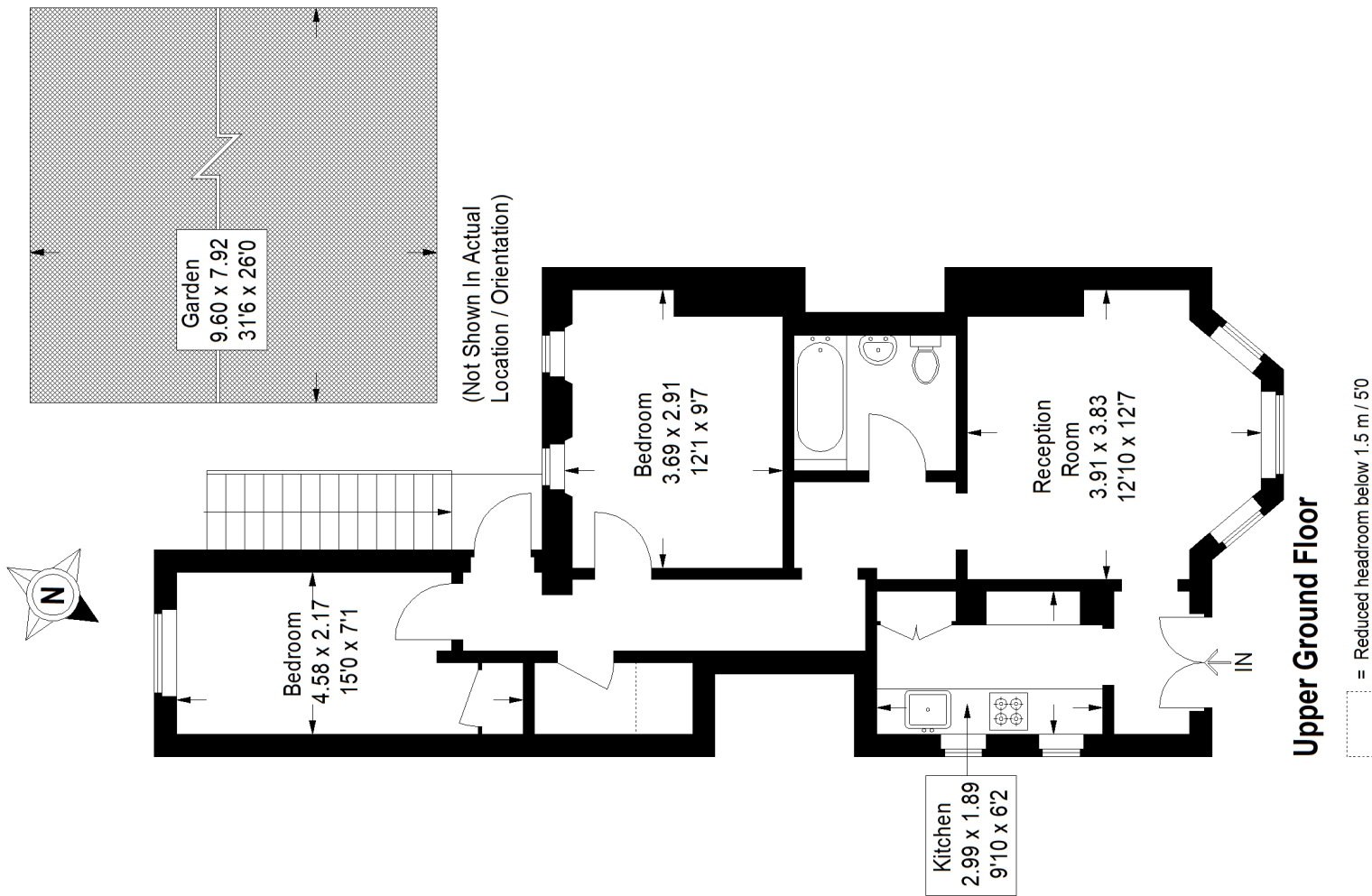


Floorplan

Spenser Road, SE24

Approximate Gross Internal Area

58.5 sq m / 630 sq ft



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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	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

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