ROMOLA ROAD, SE24

£675,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED GROUND-FLOOR FLAT WITH A PRIVATE GARDEN AND A VERSATILE OUTBUILDING – PERFECT FOR WORKING FROM HOME

Herne Hill | 020 7501 8950 | streatham@winkworth.co.uk

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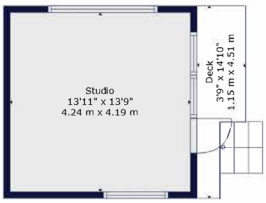
DESCRIPTION:

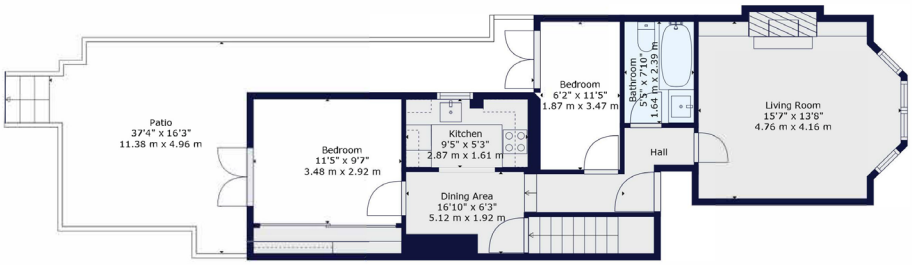
Tucked away on a sought-after residential street in Herne Hill, this charming two-bedroom ground-floor flat offers an abundance of space, character, and versatility.

Stepping inside, the inviting reception room showcases elegant period features, including wooden flooring and a feature fireplace, complemented by stylish plantation shutters that flood the space with natural light. The well-appointed kitchen, with its sleek cabinetry and wooden countertops, provides a functional and contemporary space for cooking and dining. The spacious principal bedroom enjoys direct access to the private south facing garden, offering a seamless indoor-outdoor connection, while the second bedroom benefits from its own access via the side return, ensuring additional convenience. A spacious basement provides an exceptional amount of storage or potential for further use STPP., adding to the home's appeal. A standout feature is the fully powered outbuilding, currently set up as a home office and gym, making it ideal for those seeking a flexible workspace or dedicated fitness area.

Perfectly positioned moments from Brockwell Park and its famous Lido, this home is within easy reach of Herne Hill's vibrant cafés, restaurants, and excellent transport links via Herne Hill and Tulse Hill stations, ensuring swift access into central London.



Floor 2



Floor 1

TOTAL: 969 sq. ft, 90 m2

EXCLUDED AREAS: PATIO: 315 sq. ft, 29 m2, DECK: 44 sq. ft, 4 m2, FIREPLACE: 5 sq. ft, 0 m2

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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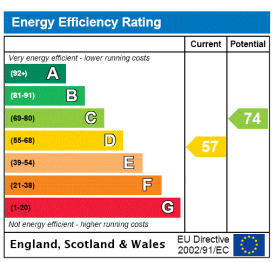
This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Share of Freehold

Term: 960 year and 3 months

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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