



DEERDALE ROAD, SE24
OFFERS IN EXCESS OF £600,000 LEASEHOLD

**WELL-LOCATED VICTORIAN MAISONETTE
WITH PRIVATE GARDEN AND EXCELLENT
TRANSPORT LINKS NEAR RUSKIN PARK**

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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DESCRIPTION:

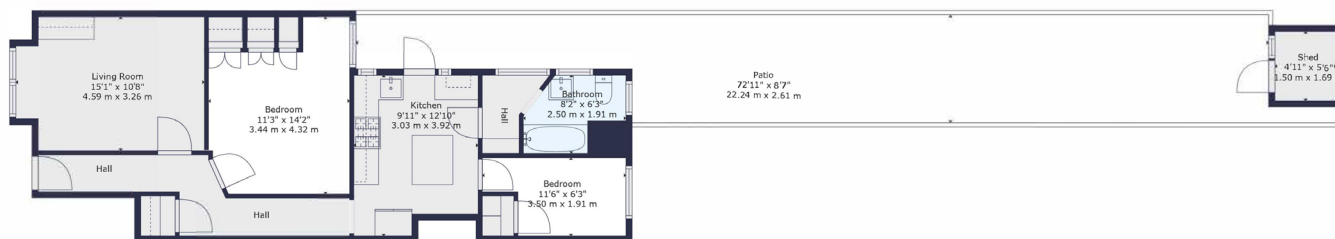
Set within a quiet, tree-lined residential road, this beautifully maintained two-bedroom Victorian maisonette occupies the ground floor of an attractive period terrace. Offering generous proportions, a large private garden, and thoughtful design throughout, the home perfectly balances period character with modern comfort.

At the front, the bright reception room boasts high ceilings and a charming bay window, ideal for relaxed living. The rear of the property features a modern kitchen with direct access onto a generous private garden—a leafy and well-established outdoor space with trees, shrubs, and seasonal planting, perfect for entertaining or unwinding in warmer months. Just off the kitchen, a cleverly designed pantry area provides extra storage and leads through to a stylish, tiled bathroom. The principal bedroom is spacious and peacefully positioned, while the second double bedroom is located at the rear of the property. With built-in storage and a calm outlook, it comfortably accommodates a double bed and is currently used as a home office, making it a flexible space for guests, children, or working from home. Additional features include an abundance of built-in storage throughout and a secure bike store located in the front garden.

Deerdale Road is ideally located between Brixton and Herne Hill, just a short walk to Loughborough Junction station (Thameslink) and within easy reach of Denmark Hill station, offering excellent services to London Victoria and beyond. Herne Hill and Brixton stations are also walkable, with the Victoria Line and an array of bus routes providing convenient access across the city. Ruskin Park is moments away, while Brockwell Park and its iconic Lido are close by. The area also boasts a thriving mix of cafés, pubs, restaurants, and independent shops.







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TOTAL: 692 sq. ft, 64 m²
FLOOR 1: 692 sq. ft, 64 m²
EXCLUDED AREAS: SHED: 27 sq. ft, 3 m², PATIO: 542 sq. ft, 50 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.



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: Leasehold

Term: 97 year and 8 months

Service Charge: £841.23 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: D

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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