



MILKWOOD ROAD, SE24  
OFFERS IN EXCESS OF £400,000 LEASEHOLD

# MODERN ONE-BEDROOM APARTMENT WITH PRIVATE BALCONY & COMMUNAL ROOF TERRACE IN HERNE HILL

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

**Winkworth**

for every step...

*winkworth.co.uk*

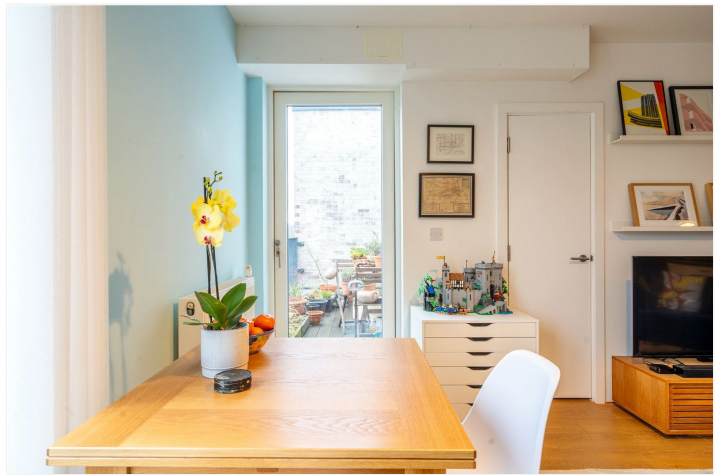


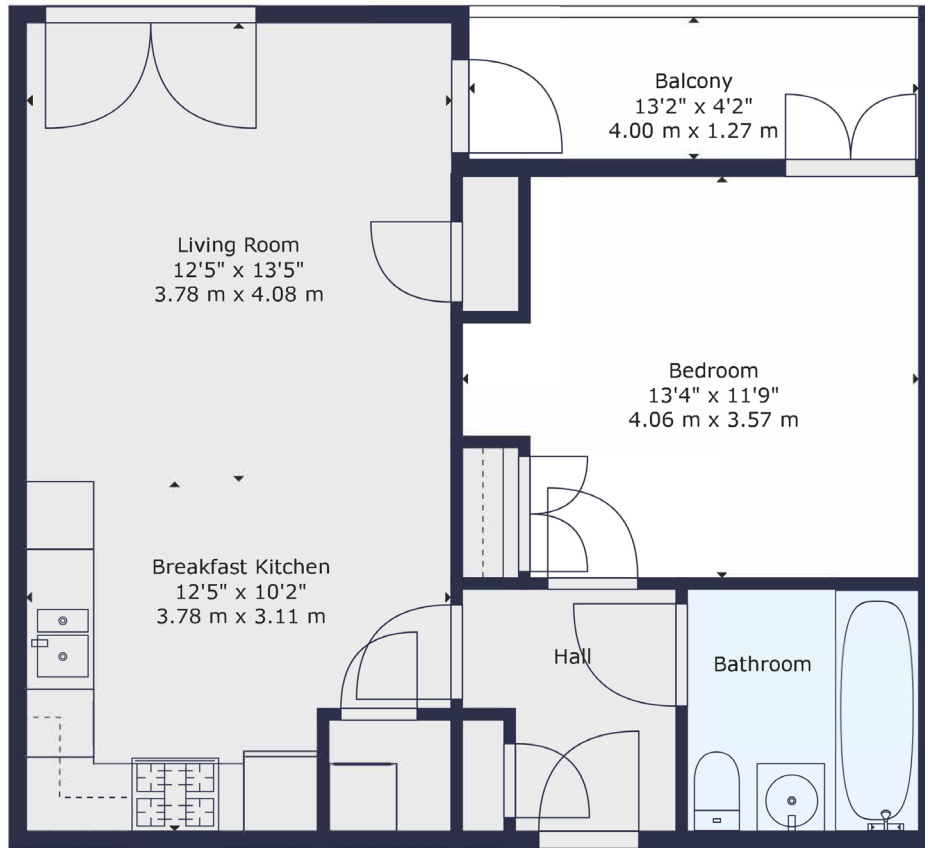
Designed by the renowned Scandinavian architectural firm C.F. Møller, this beautifully presented one-bedroom apartment offers a sophisticated blend of modern design, practicality, and light-filled living spaces. With a private balcony and access to a landscaped communal roof terrace boasting panoramic views across London, this home is an ideal retreat in one of South London's most sought-after locations.

Positioned on the second floor of a contemporary purpose-built development, the apartment benefits from expansive glazing, ensuring an abundance of natural light throughout the day. The open-plan living and dining area is stylish yet functional, with floor-to-ceiling glass doors seamlessly connecting the indoor space to the private balcony, perfect for morning coffee or winding down in the evening. The sleek, fully integrated kitchen has been designed with both aesthetics and efficiency in mind, offering ample storage and workspace—ideal for home cooking and entertaining. The spacious double bedroom features built-in storage, while the contemporary bathroom is finished with high-quality fixtures and fittings. Additional features include wood flooring, a neutral décor palette, and a secure entry system.

Residents of Kerin House enjoy more than just a home; they become part of a well-connected, design-conscious community. The landscaped communal roof terrace is not only a peaceful retreat with uninterrupted city views but also a space where neighbours can come together, fostering a welcoming atmosphere rarely found in modern developments. Ideally situated, the property is a short stroll from Herne Hill Station (Zone 2), providing quick links to London Victoria, Blackfriars, and Farringdon. The vibrant Herne Hill Village is moments away, offering a fantastic selection of independent cafés, boutique shops, and artisan bakeries. For outdoor lovers, Brockwell Park and its historic Lido are just around the corner, offering acres of green space, sports facilities, and a thriving weekend farmers' market.







**TOTAL: 554 sq. ft, 51 m<sup>2</sup>**  
 FLOOR 1: 554 sq. ft, 51 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY: 55 sq. ft, 5 m<sup>2</sup>

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>		86	86
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 114 year and 11 months

**Service Charge:** £1992.6 per annum

**Ground Rent:** £350 Annually (subject to increase)

**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.

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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.