



MEATH HOUSE, DULWICH ROAD, SE24
£600,000 LEASEHOLD

A CHARMING TWO-BEDROOM FLAT WITH
STUNNING VIEWS AND MODERN COMFORT
IN THE HEART OF HERNE HILL

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DESCRIPTION:

Discover the charm and comfort of this delightful two-bedroom flat, ideally located in the heart of Herne Hill. Meath House offers a perfect blend of modern living with period character, ensuring a warm and inviting atmosphere throughout. As you enter the property on the fourth floor, you are greeted by a spacious reception room bathed in natural light from the full-height windows and sliding doors, which open onto a private balcony, offering stunning views of the surrounding area, making it an ideal spot for morning coffee or evening relaxation. The modern kitchen has ample storage and workspace, featuring integrated appliances and a large window that floods the space with light, creating a bright and airy environment. Heading upstairs to the fifth floor, you'll find two generously sized bedrooms. Both the principal bedroom and the second bedroom can comfortably accommodate a king-size bed with bedside tables on either side, offering ample space and flexibility for use as a guest room or home office. A stylish bathroom is conveniently located on this floor, featuring contemporary fixtures and a clean, modern design. Meath House is situated on Dulwich Road, a sought-after location that offers the best of urban living with the tranquillity of nearby green spaces. The property is right across the road from Brockwell Park and the famous Brockwell Lido, and this prime location ensures easy access to central London via excellent transport links from Herne Hill.

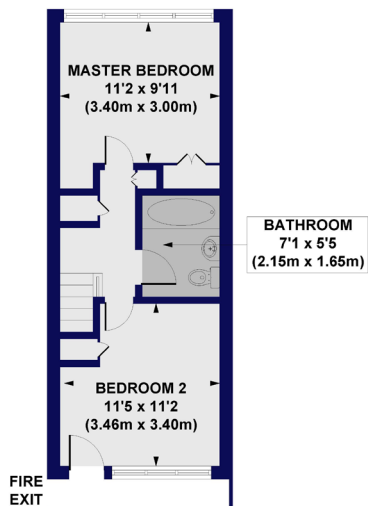
AT A GLANCE

- Ex-local purpose-built block
- Spacious reception room with private balcony
- Modern, well-equipped kitchen
- Two generously sized bedrooms
- Contemporary bathroom
- Ample natural light throughout
- Convenient location with easy access to local amenities and transport

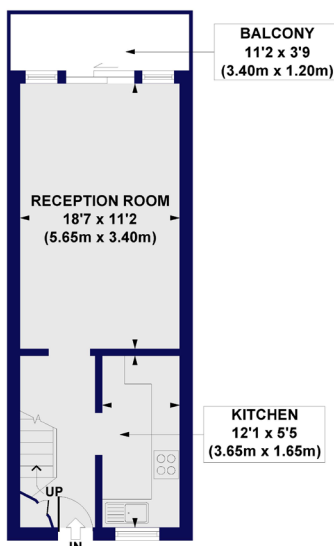




Meath House, Dulwich Road, SE24
Approx. Gross Internal Floor Area 692 sq. ft / 64.28 sq. m



FIFTH FLOOR
GROSS INTERNAL
FLOOR AREA 346 SQ FT



FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 346 SQ FT

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 CP Creative. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 88 year and 8 months

Service Charge: £1953.64 per annum

Ground Rent: £10 Annually (subject to increase)

Council Tax Band: B

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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