



MILKWOOD ROAD, SE24
OFFERS IN EXCESS OF £600,000 SHARE OF FREEHOLD

A CHARMING PERIOD CONVERSION FLAT WITH PRIVATE GARDEN IN HERNE HILL

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DESCRIPTION:

This beautifully presented three-bedroom, ground floor conversion offers an exceptional blend of period charm and modern convenience. Arranged over two floors, this impressive home offers a well-balanced layout, ideal for modern living. The inviting living room exudes warmth and character, enhanced by a charming wood-burning stove, high ceilings, and elegant period detailing, creating the perfect cosy retreat.

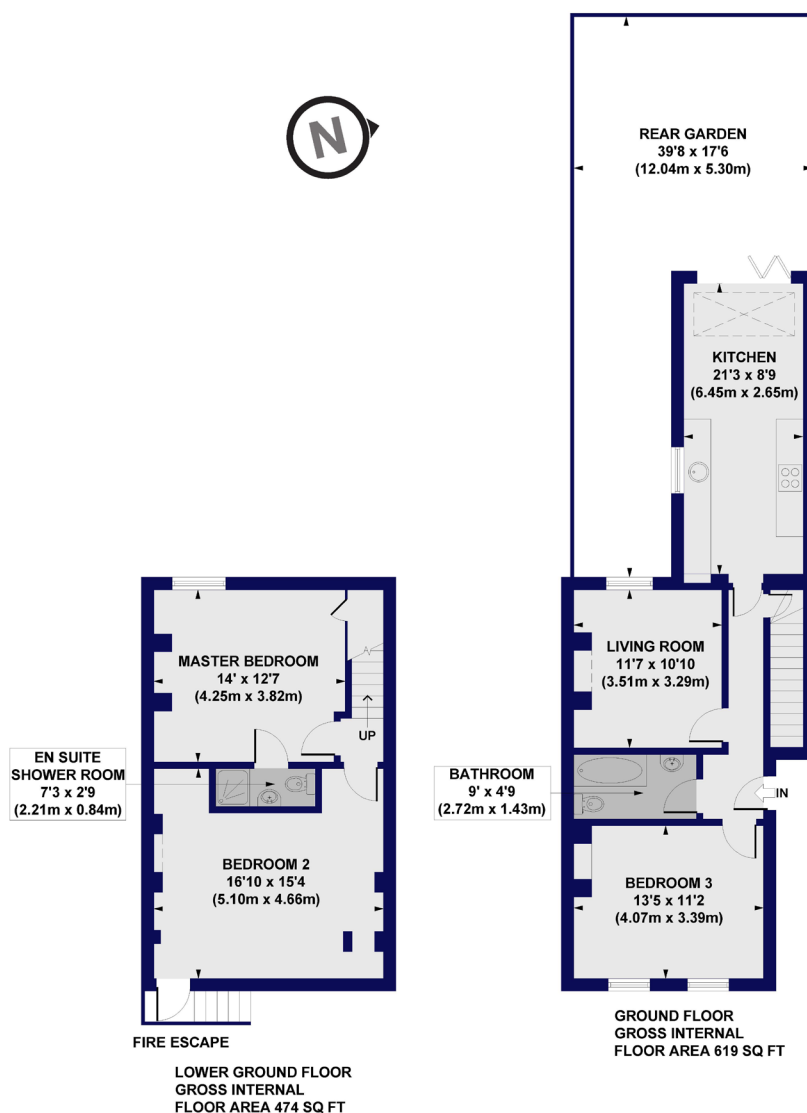
On the lower ground floor, you'll find a generously proportioned principal bedroom, complete with an ensuite shower room, alongside a second double bedroom, both offering ample storage. A third well-sized bedroom is located on the ground floor, making for a versatile space—ideal as a guest room or home office. A stylish family bathroom completes the accommodation.

Perfectly positioned for Herne Hill Station (Thameslink), the property allows for effortless commuting to the City and West End. Enjoy the nearby Brockwell Park, home to the iconic Lido, as well as a vibrant mix of independent cafes, restaurants, and local amenities.





Milkwood Road, SE24
 Approx. Gross Internal Floor Area 1093 sq. ft / 101.53 sq. m



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		72	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: Share of Freehold
Term: 99 year and 7 months
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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