



HINTON ROAD, SE24  
OFFERS IN EXCESS OF £475,000 SHARE OF FREEHOLD

**A SPACIOUS ONE-BEDROOM GARDEN FLAT WITH EXCITING  
POTENTIAL IN HERNE HILL**

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## DESCRIPTION:

This generous one-bedroom ground-floor garden flat presents an excellent opportunity for buyers seeking space, character, and potential to add value. Offering over 600 sq. ft. of internal living space, this home boasts well-proportioned rooms, high ceilings, and a fantastic private garden.

The property features a bright bay-fronted bedroom, a separate eat-in kitchen, a spacious reception and rear dining room with direct garden access. With some cosmetic updating, this home could be transformed into something truly special, and there is further potential to extend into the side return (STPP).

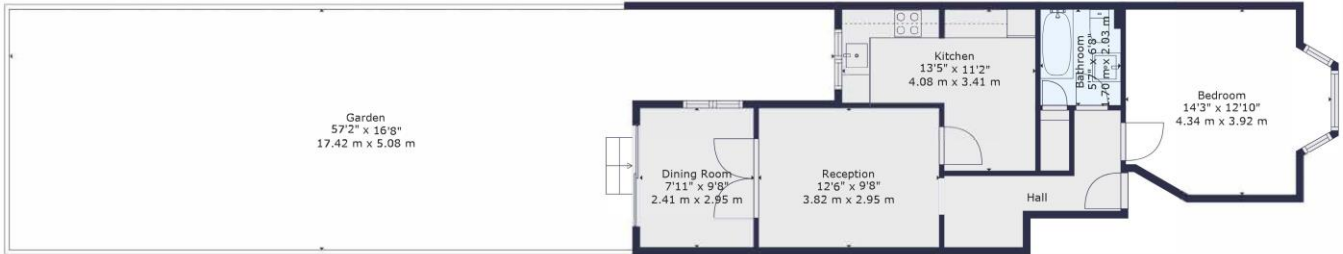
Located on a quiet residential road, you'll find Brockwell Park, Herne Hill, and Brixton within easy reach, offering an array of independent shops, cafes, and transport links, including Herne Hill Station (Thameslink and Southeastern services), making this an ideal spot for commuters.









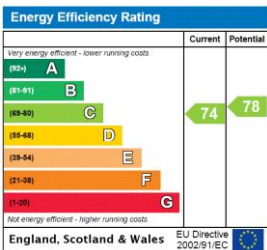


**TOTAL: 603 sq. ft, 56 m<sup>2</sup>**  
 GROUND FLOOR: 603 sq. ft, 56 m<sup>2</sup>  
 EXCLUDED AREAS: GARDEN: 809 sq. ft, 75 m<sup>2</sup>

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.



**Tenure:** Share of Freehold

**Term:** 949 year and 1 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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