



MILKWOOD ROAD, SE24  
O.I.E.O £400,000 LEASEHOLD

A BRIGHT AND CONTEMPORARY ONE-BEDROOM FLAT WITH  
COMMUNAL ROOF TERRACE AND PRIVATE BALCONY IN THE  
HEART OF HERNE HILL

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

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This stylish first-floor flat offers modern living within a purpose-built development, ideally positioned just 0.3 miles from Herne Hill Village and its vibrant square. The spacious open-plan reception and kitchen area is filled with natural light, providing the perfect setting for relaxation or entertaining, while the contemporary kitchen boasts sleek white cabinetry and integrated appliances.

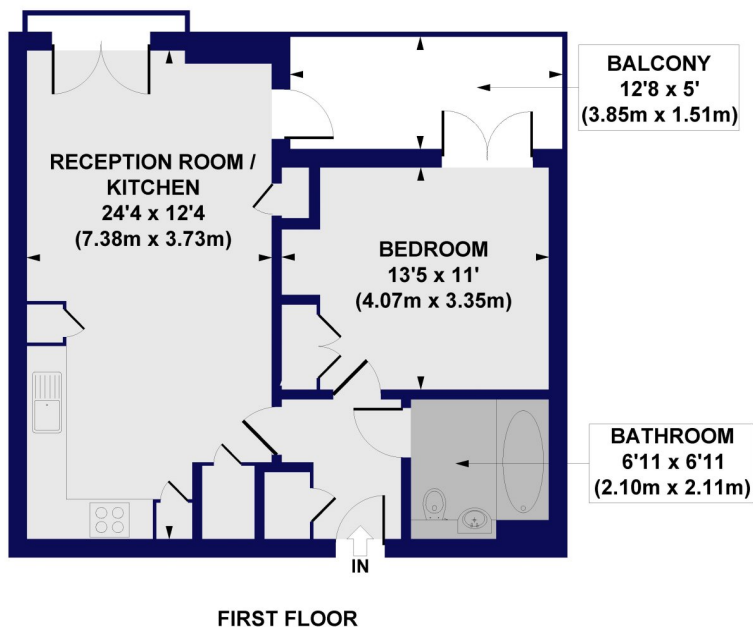
The double bedroom is generously proportioned, featuring a calming palette and access to a private balcony, perfect for morning coffee or evening unwinding. The bathroom is beautifully appointed, complete with a shower over the bath and chic black fixtures.

Residents enjoy access to a landscaped communal roof terrace, offering uninterrupted views across London, creating a tranquil space to unwind. This property is ideally situated for the greenery of Brockwell Park and its historic Lido, as well as the excellent bars, cafes, and shops of Herne Hill Village. With Herne Hill Station (Zone 2) just a short stroll away, you'll have swift links to London Victoria, Blackfriars, and Farringdon.





**Kerin House, Milkwood Road, SE24**  
 Approx. Gross Internal Floor Area 551 sq. ft / 51.20 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)	<b>A</b>		
(81-91)	<b>B</b>	87	87
(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:** £1993 per annum

**Ground Rent:** £ 0 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.

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