



DEERDALE ROAD, SE24  
OFFERS IN EXCESS OF: £550,000 LEASEHOLD

# A CHARACTERFUL MAISONETTE WITH A PRIVATE GARDEN IN THE HEART OF HERNE HILL

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**DESCRIPTION:**

Nestled in the heart of Herne Hill, this charming two-bedroom period maisonette offers a blend of characterful features and modern living. Spanning approximately 743 sq. ft, this ground-floor property boasts high ceilings, sash windows, and bespoke wooden shelving, exuding warmth and individuality. The reception room, adorned with vibrant decor, provides a welcoming space to unwind, while the generously proportioned principal bedroom ensures comfort and tranquillity.

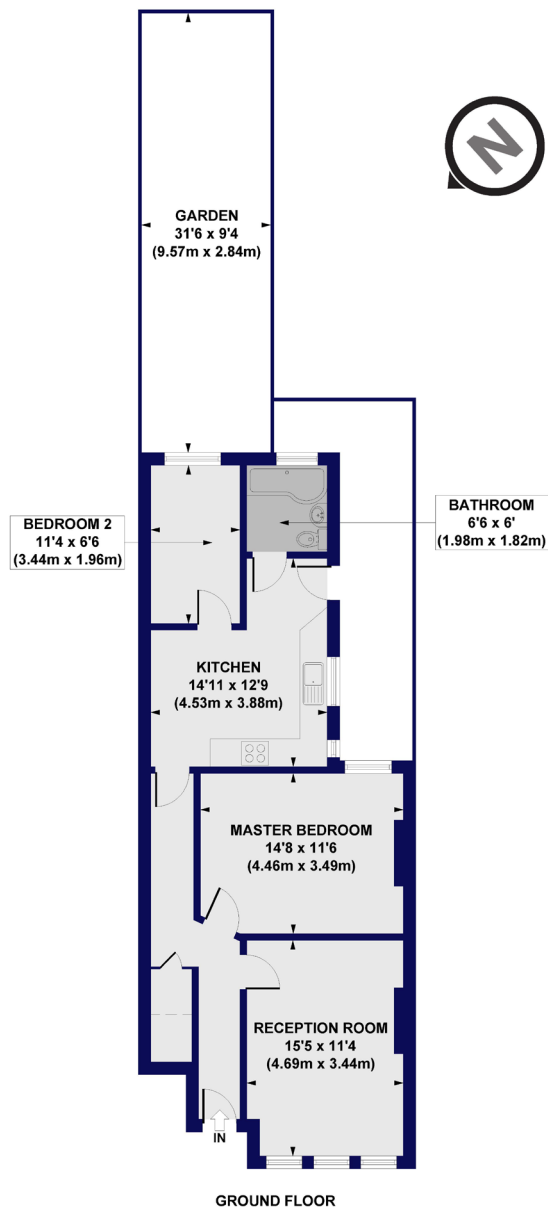
The kitchen is a true highlight, featuring rustic wooden worktops, ample storage, and space for dining, making it perfect for both everyday use and entertaining. A modern bathroom complements the home, combining style with practicality. The second bedroom, with its views over the garden, is ideal for guests, a nursery, or a home office.

Step outside to your private garden, a peaceful retreat with its raised beds and mature planting—a delightful space for al fresco dining or quiet relaxation. This home is within walking distance of Herne Hill's vibrant centre, with its array of independent shops, cafes, and the beloved Brockwell Park.





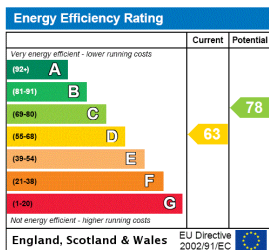
**Deerdale Road, SE24**  
**Approx. Gross Internal Floor Area 743 sq. ft / 69.05 sq. m**



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.



**Tenure:** Leasehold

**Term:** 100 year and 2 months

**Service Charge:** £800 per annum

**Ground Rent:** £10 Annually (subject to increase)

**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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