



SHAKESPEARE ROAD, SE24  
OIEO £625,000 SHARE OF FREEHOLD

# VICTORIAN CHARM MEETS MODERN LIVING ON SERENE SHAKESPEARE ROAD, HERNE HILL

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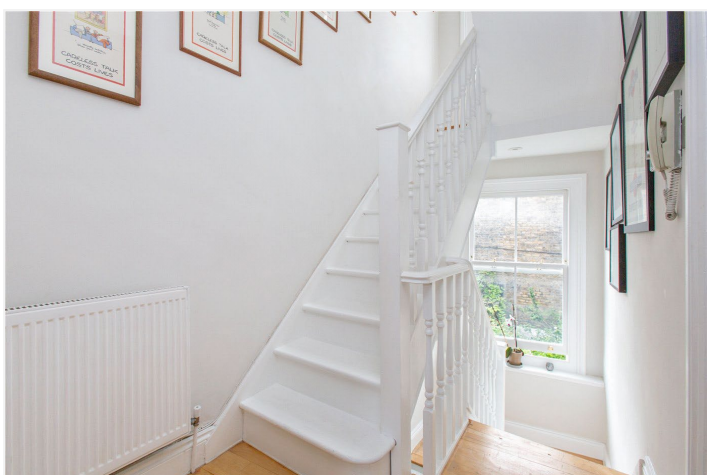
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### DESCRIPTION:

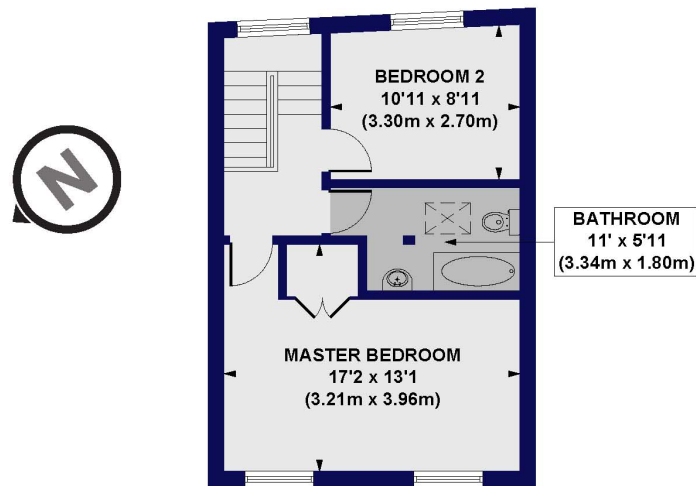
Shakespeare Road is a serene, tree-lined residential street known for its beautiful terraced Victorian properties. This prime location offers an array of restaurants, independent coffee shops, and cafes, with the added benefit of easy walking access to the renowned Brockwell Park and its iconic Lido. Perfectly situated for commuters, the property is well-connected with Herne Hill mainline train station (Thameslink) and Brixton tube station (Victoria line) nearby, offering swift journeys to the City and West End. Families will appreciate the proximity to several local schools. This spacious maisonette spans three floors, offering a generous internal floor area. The home beautifully blends classic Victorian charm with modern conveniences, featuring high ceilings, large sash windows, and stylish interiors. Entering the property, you are greeted by a welcoming hallway that leads to a staircase guiding you to the living areas above. The first floor comprises the main living areas: a bright and spacious reception room adorned with large sash windows that flood the room with natural light. The room is elegantly decorated, offering a cosy yet sophisticated space for relaxation and entertainment. The modern kitchen/dining area is well-equipped with contemporary fittings and ample storage. The kitchen's design includes sleek cabinets, integrated appliances, and a stylish backsplash, creating a perfect space for culinary enthusiasts and social gatherings. The second floor accommodates the sleeping quarters and bathroom. The expansive master bedroom features dual aspect windows, offering a light and airy ambiance. This room is a true retreat, providing ample space for furnishings and a peaceful atmosphere. A well-proportioned second bedroom is perfect for guests or as a home office, featuring a large sash window and neutral decor. The contemporary bathroom is designed with elegance in mind, featuring modern fixtures and fittings, a bathtub with an overhead shower, and a stylish vanity unit. Enjoy the tranquility of a quiet street while being within easy reach of vibrant local amenities and excellent transport links. Benefit from having one of London's most cherished parks on your doorstep, perfect for outdoor activities and leisurely strolls. Close to several reputable schools, making it an ideal for families.



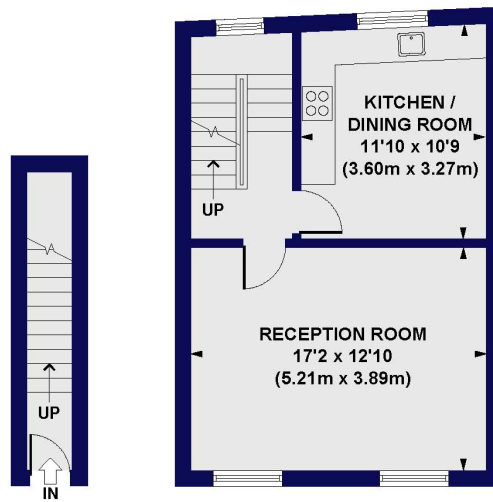




**Shakespeare Road, SE24**  
**Approx. Gross Internal Floor Area 906 sq. ft / 84.18 sq. m**



**SECOND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 431 SQ FT**



**GROUND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 45 SQ FT**

**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 431 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.



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)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
		72	81

England, Scotland & Wales    EU Directive 2002/91/EC

**Tenure:** Share of Freehold  
**Term:** 95 years and 2 months  
**Service Charge:** Ask Agent  
**Ground Rent:** Ask Agent  
**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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