



SPENSER ROAD, SE24  
**£1,350,000 FREEHOLD**

## A BEAUTIFULLY PRESENTED FOUR BEDROOM VICTORIAN GROUND FLOOR FLAT LOCATED IN POET'S CORNER/HERNE HILL

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#### DESCRIPTION:

Set on a prime residential street in the heart of Poets' Corner, this beautifully curated Victorian home is a masterclass in timeless design and thoughtful functionality — just a short walk from Brockwell Park and the vibrant heart of Herne Hill.

The entrance hall leads to a refined front reception room, complete with sash bay windows, a wood burner, wooden flooring, and bespoke alcove shelving. To the rear, a striking extended kitchen and dining room forms the heart of the home — featuring a central island with breakfast bar, bespoke shaker cabinetry, premium Miele appliances, underfloor heating and three skylights overhead. Bi-folding doors open onto a southeast-facing landscaped garden, creating a seamless indoor-outdoor flow perfect for entertaining or quiet summer evenings. Also on the ground floor is a versatile second reception room/playroom with an en suite shower room, offering flexible use as a guest space, TV room or home office. A contemporary timber-built garden studio with power and heating sits at the rear of the garden, ideal for remote working, creative pursuits, or additional guest accommodation. Across the hall, there are three generously sized bedrooms. The rear bedroom is connected to an additional room currently used as a dressing space - plumbed and adaptable for an en suite, if desired. A stylish family bathroom completes the flat.

Ideally positioned for the best of both Herne Hill and Brixton, with excellent schools, independent cafes, restaurants, and both Thameslink and Victoria Line connections within easy reach.



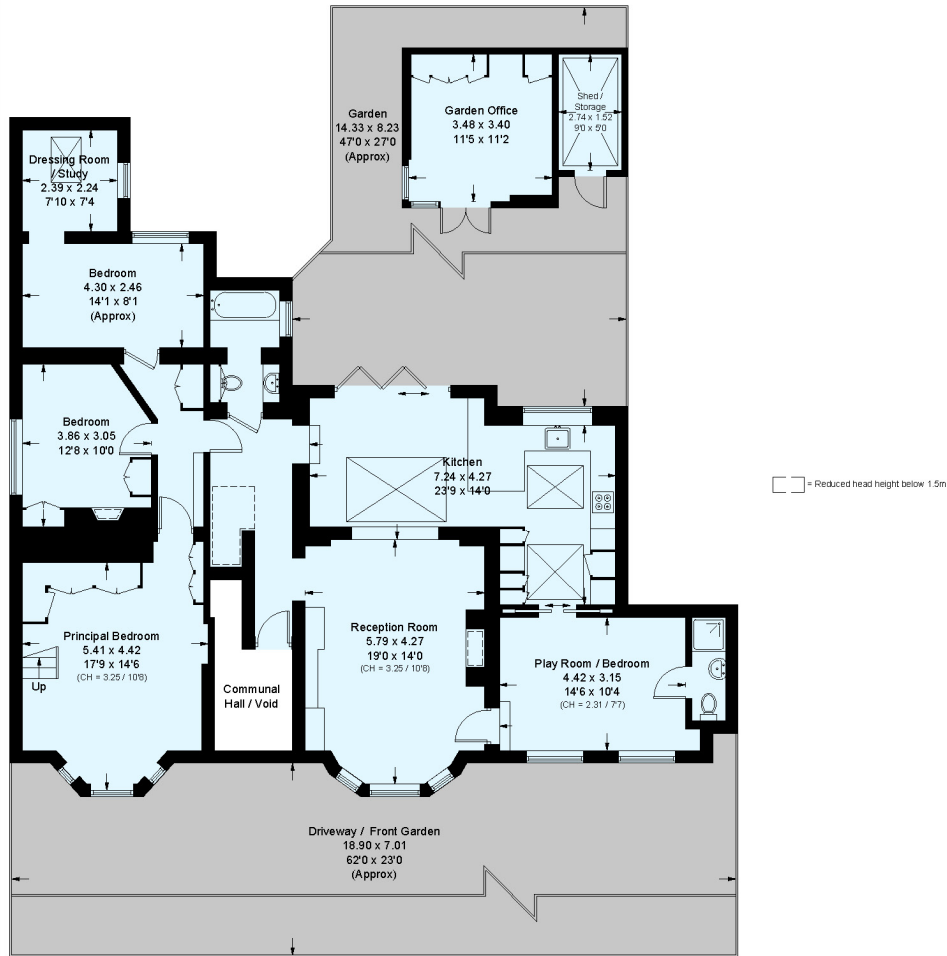






## Spenser Road, SE24

Approximate Floor Area = 145.6 sq m / 1567 sq ft  
(Excluding Communal Hall Void)  
Garden Office = 11.6 sq m / 125 sq ft  
Total = 164.1 sq m / 1766 sq ft  
Including Limited Use Area (3.1 sq m / 33 sq ft)  
Shed / Storage = 4.1 sq m / 44 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID841847)

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>	60	69
(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:** Freehold

**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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