



RAILTON ROAD, SE24
OIEO £800,000 FREEHOLD

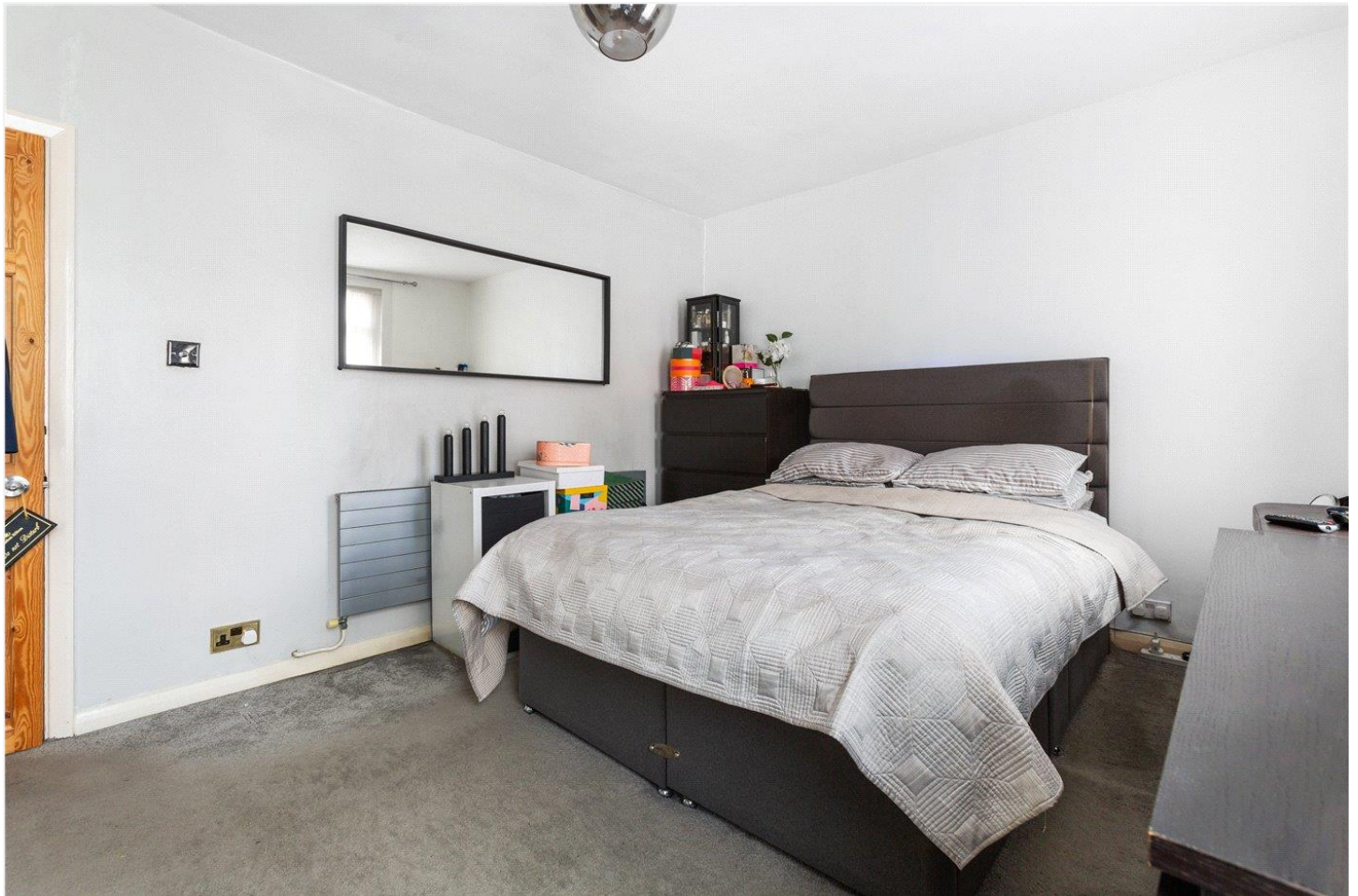
**AN ELEGANT VICTORIAN TERRACED HOME WITH
THREE BEDROOMS, PRIVATE GARDEN, AND EASY
ACCESS TO BROCKWELL PARK**

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

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DESCRIPTION:

This charming Victorian terraced family home is on the highly sought-after Railton Road, located in the vibrant and community-focused area of Herne Hill. With its period charm and generous space, this property is perfect for families and professionals seeking comfort and convenience.

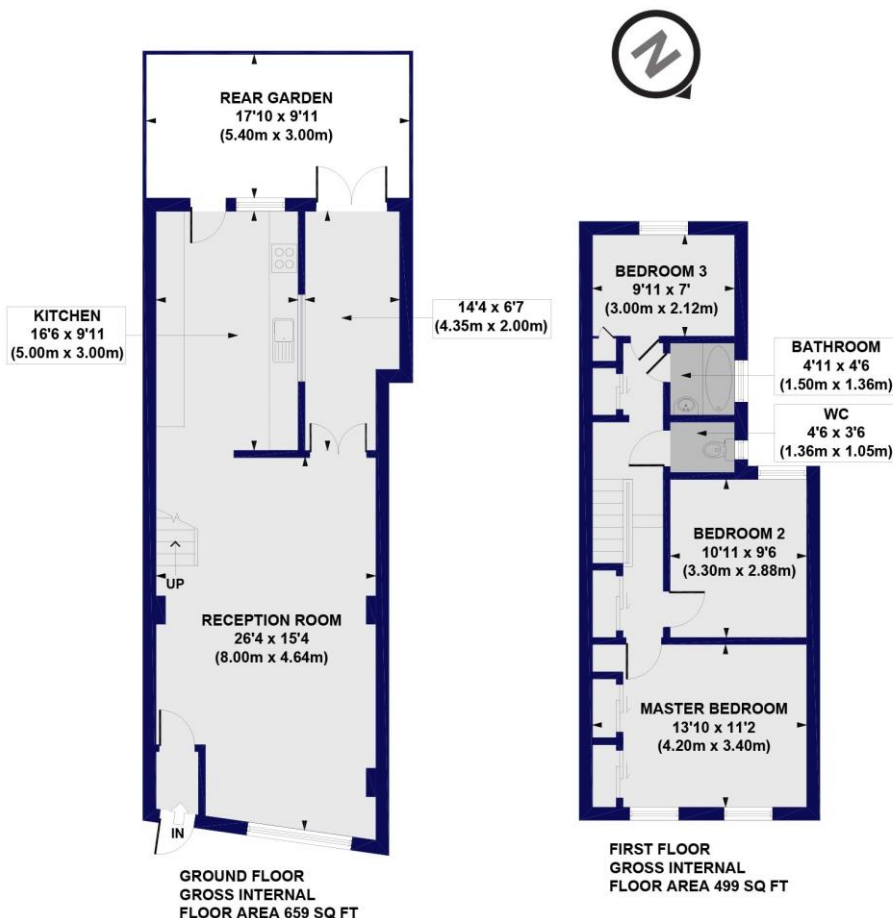
The ground floor welcomes you with a spacious semi-open plan reception room that extends over 26 feet in length, featuring high ceilings and large windows that flood the space with natural light. This versatile room offers ample space for living and dining, creating a perfect setting for both relaxing and entertaining. The well-appointed modern kitchen comes equipped with sleek cabinetry, ample counter space, and direct access to a private, low-maintenance rear garden, ideal for outdoor dining and gatherings. Upstairs, you'll find three well-proportioned bedrooms, each offering ample storage and natural light. The principal bedroom is well proportioned, while the second and third bedrooms also offer plenty of space for family or guests. A family bathroom and a separate WC complete the upper floor.

This home benefits from its proximity to the iconic Brockwell Park, offering access to wide green spaces and the popular Brockwell Lido. Situated within walking distance of Herne Hill Village, with its cafes, restaurants, and boutique shops, as well as Herne Hill and Brixton stations, this home is perfectly positioned for commuting and enjoying the local community. It also





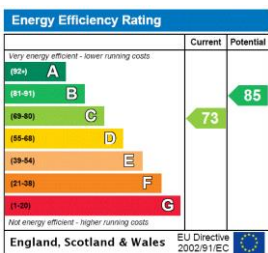
Railton Road, SE24
Approx. Gross Internal Floor Area 1158 sq. ft / 107.57 sq. m



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.



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: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E

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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