



HERNE HILL ROAD, SE24
£700,000 SHARE OF FREEHOLD

**VICTORIAN CHARMS MEETS CONTEMPORARY COMFORT IN THIS
ELEGANTLY APPOINTED GROUND-FLOOR FLAT, IDEALLY
LOCATED TO ENJOY THE BEST OF HERNE HILL**

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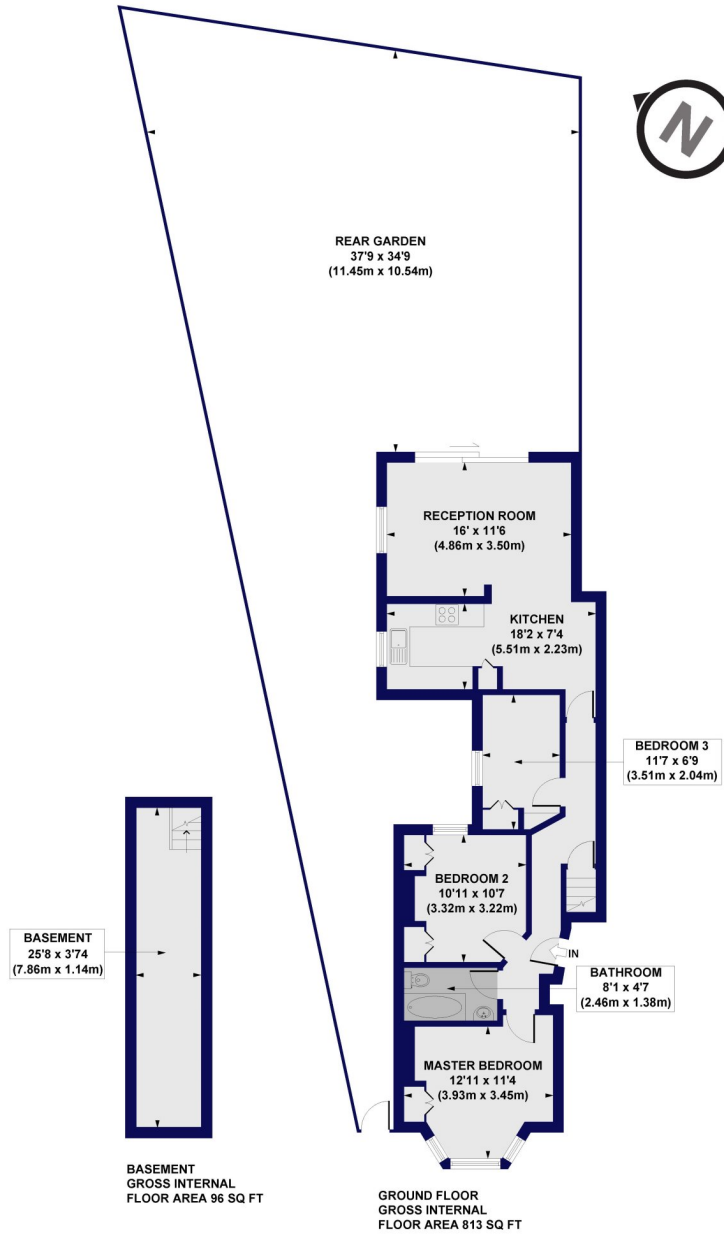
DESCRIPTION

Nestled in a prime location on Herne Hill Road, this beautifully presented ground-floor Victorian conversion flat effortlessly blends classic period charm with modern living. The property boasts a spacious and bright reception room, perfect for entertaining or relaxing, along with an inviting modern kitchen equipped with sleek fittings and ample storage. The flat includes three well-sized bedrooms, each designed to provide comfort and tranquility, making it ideal for families, young professionals, or those seeking extra space.

The highlight of the property is the beautifully maintained rear garden—a private outdoor sanctuary that offers the perfect setting for alfresco dining, gardening, or simply unwinding after a busy day. Located close to the vibrant and sought-after areas of Herne Hill, Loughborough Junction, Dulwich Village, Denmark Hill, and Brixton, as well as the serene greenery of Ruskin Park, this residence offers the best of both worlds—an appealing, well-connected home in a lively yet tranquil part of London. With its classic features, contemporary conveniences, and convenient access to local amenities, this home is a rare find.



Herne Hill Road, SE24
Approx. Gross Internal Floor Area 909 sq. ft / 84.42 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 946 year and 0 months

Service Charge: £720 per annum

Ground Rent: £ 125 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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