



PEABODY ESTATE LONDON, SE24
OIEO £450,000 LEASEHOLD

A CHARACTERFUL TWO-BEDROOM FLAT IN THE HISTORIC PEABODY ESTATE, HERNE HILL

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

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DESCRIPTION:

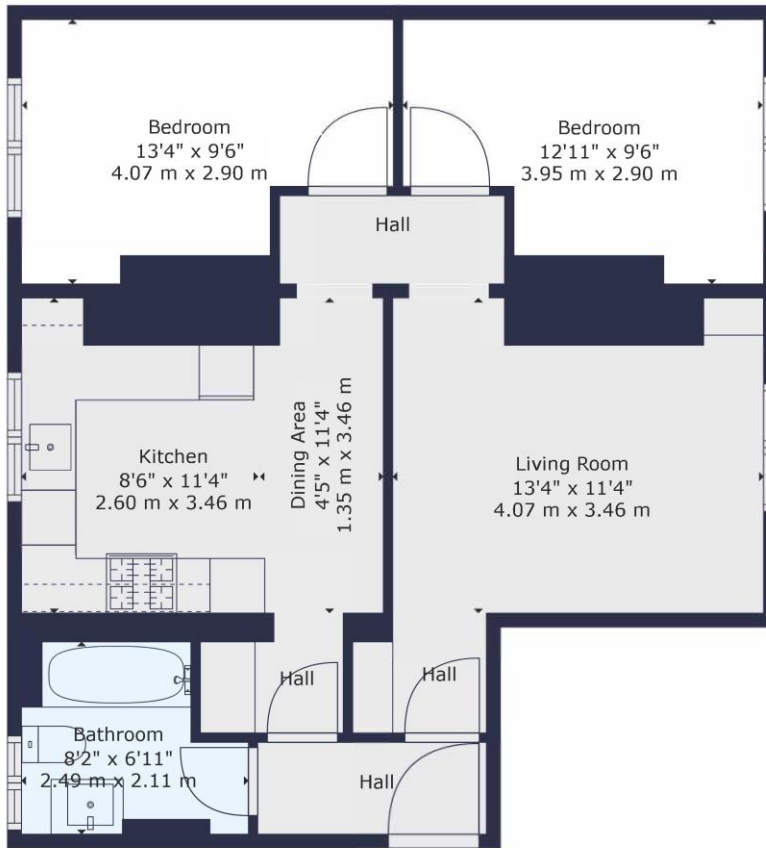
Positioned within the sought-after Peabody Estate, this beautifully presented two-bedroom flat offers a wonderful blend of period character and contemporary comfort. Set within a well-maintained Victorian block, the property benefits from high ceilings, generous proportions, and a charming atmosphere throughout.

The spacious reception room is bathed in natural light, providing a welcoming space to relax. A well-appointed separate kitchen features sleek cabinetry, ample worktop space, and a dining area, creating an ideal setting for home-cooked meals. Two well-sized bedrooms provide flexible accommodation, while a well-maintained bathroom completes the home. The property enjoys the unique appeal of residing within a historic estate, known for its strong sense of community.

Ideally located for the vibrant amenities of Herne Hill, including an array of independent shops, cafes, and restaurants, as well as the stunning Brockwell Park and its iconic Art Deco Lido. The property benefits from excellent transport links, with Herne Hill Station providing swift access to central London, while nearby bus routes connect easily to Brixton and beyond.







TOTAL: 705 sq. ft, 65.5 m²

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 Winkworth. 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: 104 years and 10 months

Service Charge: £1,400 per annum

Ground Rent: £400 Annually

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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