



FERNDENE ROAD, SE24

**O.I.E.O £375,000 SHARE OF FREEHOLD**

**SPACIOUS ONE-BEDROOM TOP-FLOOR FLAT  
WITH HIGH CEILINGS AND PARK VIEWS, DIRECTLY  
OPPOSITE RUSKIN PARK**

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

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**DESCRIPTION:**

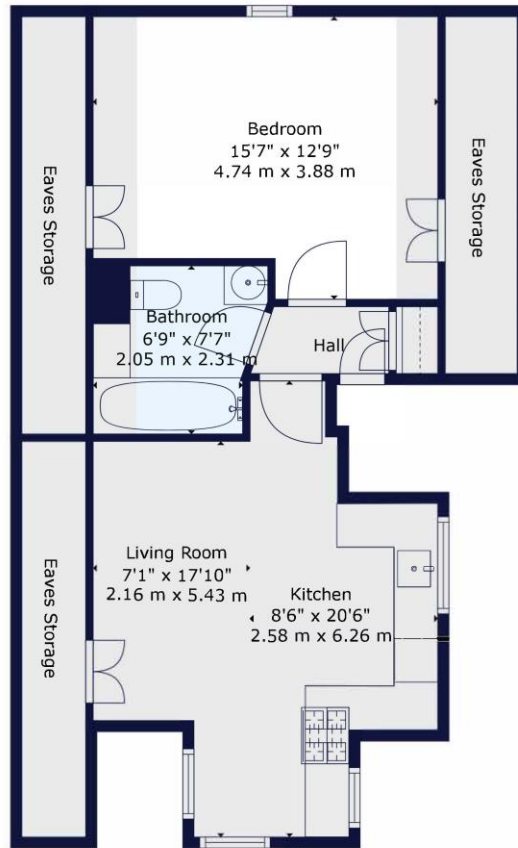
Perfectly positioned opposite the green expanse of Ruskin Park, this unusually spacious top-floor one-bedroom flat offers a charming blend of character, natural light, and practicality within a handsome period conversion.

High ceilings and large Velux windows flood the space with natural light, creating an airy and inviting atmosphere. The open-plan kitchen and living area is both stylish and functional, featuring sleek cabinetry, generous worktop space, and integrated appliances. A dedicated dining nook provides an ideal spot to enjoy meals while taking in leafy park views, and the lounge area offers a comfortable retreat. The well-proportioned bedroom is a peaceful sanctuary, complemented by a charming alcove, built-in storage, and soft natural light. A contemporary bathroom with a window above the bath and stylish tiling completes the accommodation. This flat comes with a dedicated storeroom, offering valuable additional storage, while parking is available on a first-come, first-served basis, a rare convenience in this sought-after location.

Situated directly opposite Ruskin Park, residents can enjoy beautiful green space just steps from their door. The property is also within easy reach of Herne Hill, Denmark Hill, and Loughborough Junction stations, providing excellent transport links across London. The vibrant cafés, restaurants, and independent shops of Herne Hill and Camberwell are







**TOTAL: 503 sq. ft, 46.7 m<sup>2</sup>**

FLOOR 1: 503 sq. ft, 46.7 m<sup>2</sup>

INCLUDED AREAS: LOW CEILING: 114 sq. ft, 11 m<sup>2</sup>

EXCLUDED AREAS: EAVES STORAGE: 176 sq. ft, 16 m<sup>2</sup>,

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:** Share of Freehold

**Term:** 110 year and 0 months

**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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