



RAILTON ROAD, SE24
£815,000 FREEHOLD

A CHARMING THREE-BEDROOM MID-TERRACE HOUSE IN HERNE HILL, PERFECT FOR FAMILY LIVING AND URBAN CONVENIENCE

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Herne Hill, London, SE24 0JT

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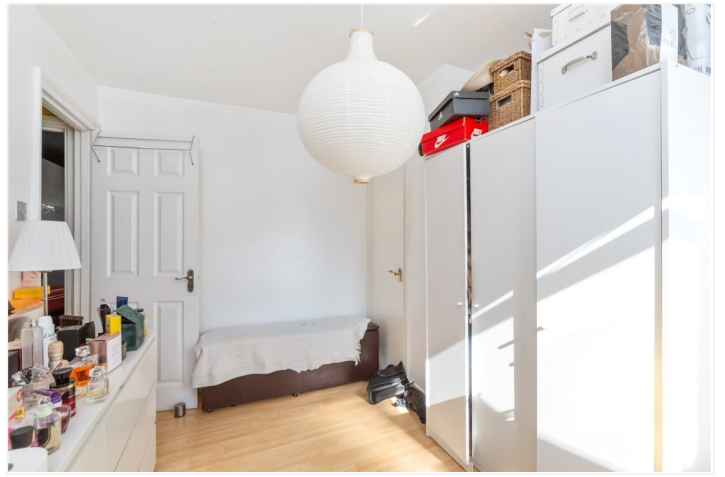


DESCRIPTION

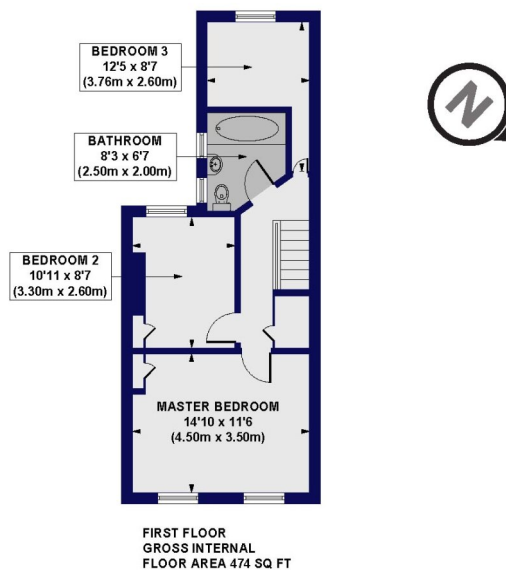
A lovely three-bedroom mid-terrace house ideally located on Railton Road, offering the perfect balance between tranquillity and convenience. This delightful property is situated on a quiet residential street in Herne Hill, within walking distance to the station, Herne Hill Village, and the iconic Brockwell Park with its renowned Lido.

The house boasts a spacious open-plan living and dining area, creating a light and airy space perfect for relaxing or entertaining. The modern kitchen, complete with integrated appliances, offers plenty of workspace for those who enjoy cooking, and its direct access to the private patio makes it ideal for outdoor dining or morning coffees. Upstairs, the property offers three generously sized bedrooms, each with ample natural light, and a modern family bathroom.

This property also benefits from its location within the catchment area for excellent local primary and nursery schools, making it an ideal family home. With both Herne Hill and Brixton tube stations nearby, the house is perfectly situated for commuters.



Railton Road, SE24
Approx. Gross Internal Floor Area 875 sq. ft / 81.27 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		80
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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