



24d Herne Hill, SE24 | £615,000

02087029999

[newhomes@pedderproperty.com](mailto:newhomes@pedderproperty.com)

**pedder**  
NEW HOMES



# In General

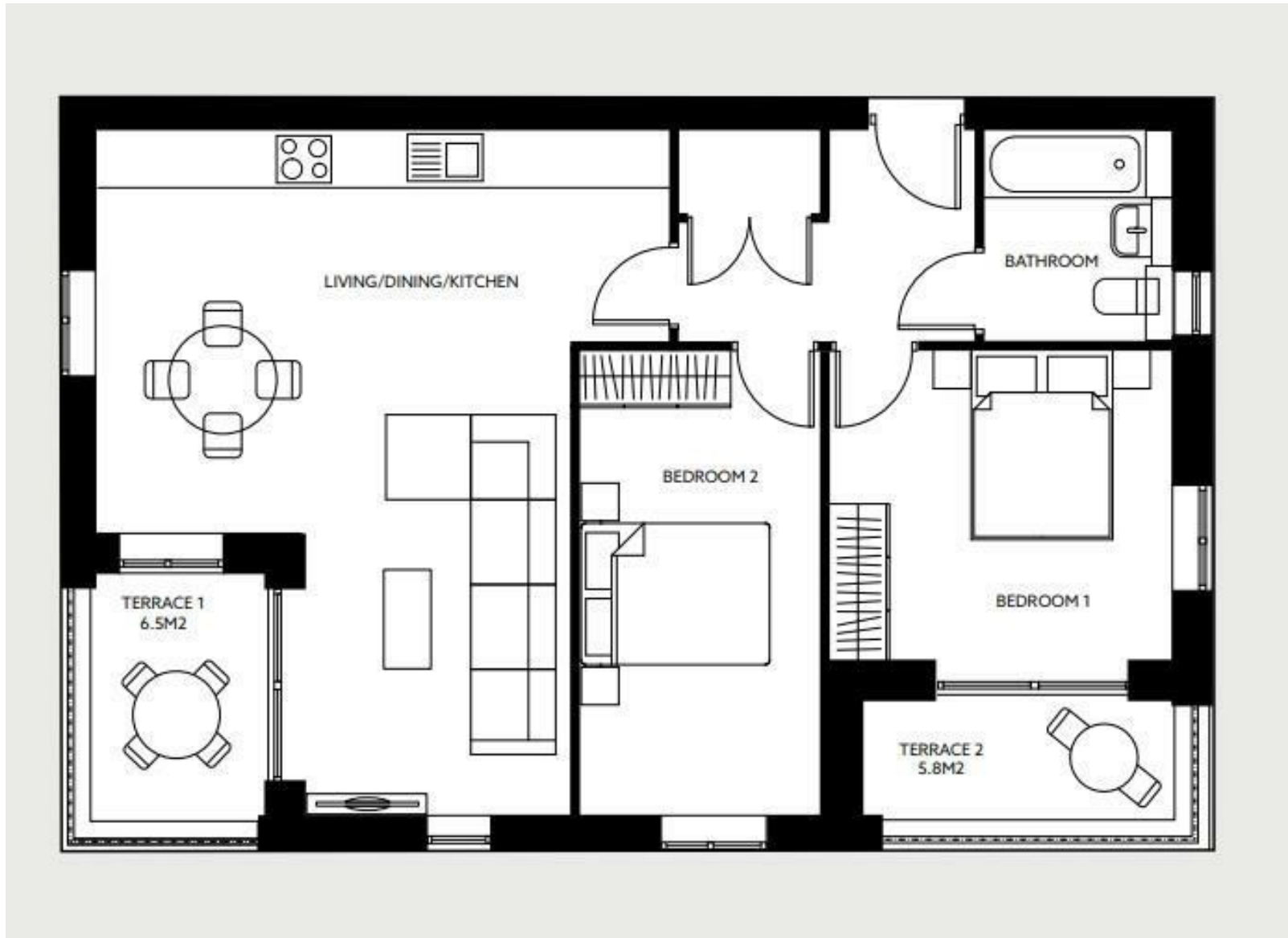
- Ready to move in
- 2 Bedrooms
- Two Large Balconies
- 10-year Structural Warranty
- Bosch Appliances
- Luxury Kitchen & Bathrooms
- Lift Access
- Air Source Heat Pump
- Close to Brockwell Park and Lido
- Easy Access to London Bridge

# In Detail

**\*\*OVER 80% SOLD - COMPLETED AND READY TO MOVE IN\*\*** Ashwood Gate is a stunning collection of nine 1, 2 and 3-bedroom apartments, in the heart of Herne Hill.



# Floorplan



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) <b>A</b>	
81-101) <b>B</b>	
69-80) <b>C</b>	
55-68) <b>D</b>	
39-54) <b>E</b>	
21-38) <b>F</b>	
1-20) <b>G</b>	
Not energy efficient - higher running costs	Potential

England & Wales EU Directive 2002/91/EC

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.