



Railton Road, SE24  
£975,000

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# In general

- Immaculately presented
- Fully refurbished & extended
- Front reception room
- Dining room & kitchen
- Shower room & separate wc
- Rear garden with hot tub
- Close to transport links

# In detail

We are delighted to present this attractive three bedroom end of terrace house on Railton Road, SE24, which has undergone extensive refurbishment and a ground floor extension. The property is immaculately presented throughout, featuring underfloor heating on the ground floor, bespoke fitted wardrobes, cabinets, and shelving in the bedrooms and living room. It is move-in ready.

The generously sized reception room boasts a bay window with attractive shutters, a working fireplace, and bi-fold doors leading to the kitchen/dining room. The kitchen features a stylish range of wall and base units, fully integrated appliances, a breakfast bar, ample space for a large table and chairs, and a newly created downstairs wc. The principal bedroom benefits from two front-facing windows that allow plenty of light, along with built-in double wardrobes in both alcoves. There are also two additional bedrooms and a modern shower room. Bi-fold doors from the kitchen open to a low-maintenance rear garden, which offers a good-sized seating area and a hot tub, and is not overlooked from the rear.

Railton Road is ideally situated for both Herne Hill and Brixton centres, known for their popular restaurants and shopping amenities. Herne Hill railway station (Victoria, Blackfriars, Thameslink) and the vast expanse of Brockwell Park with its lido and café are nearby. Brixton also offers a railway station, tube access, and the popular Ritzy Cinema.

Early viewings are highly recommended.

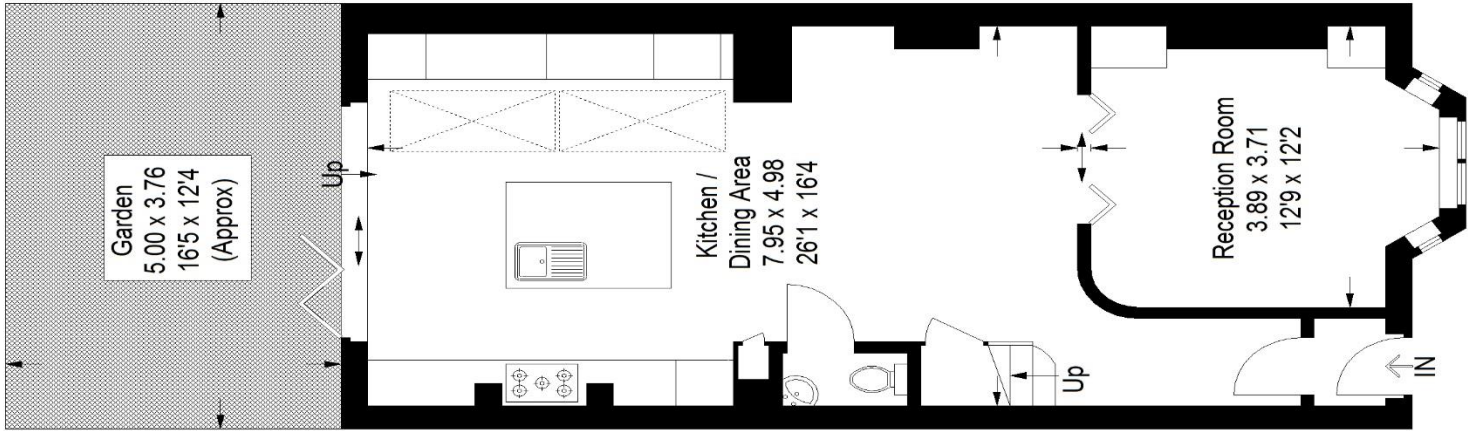
EPC: C | Council Tax Band: E



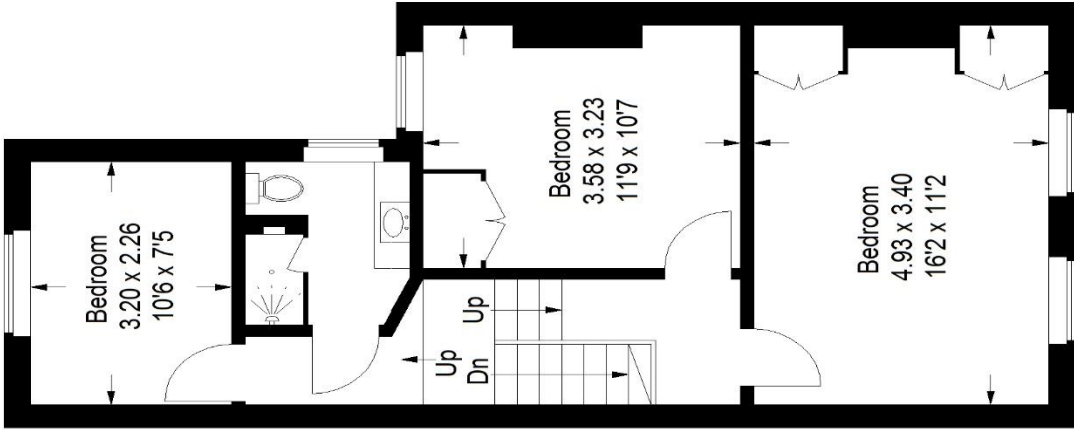
# Floorplan

Railton Road, SE24

Approximate Gross Internal Area  
107.5 sq m / 1157 sq ft



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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