

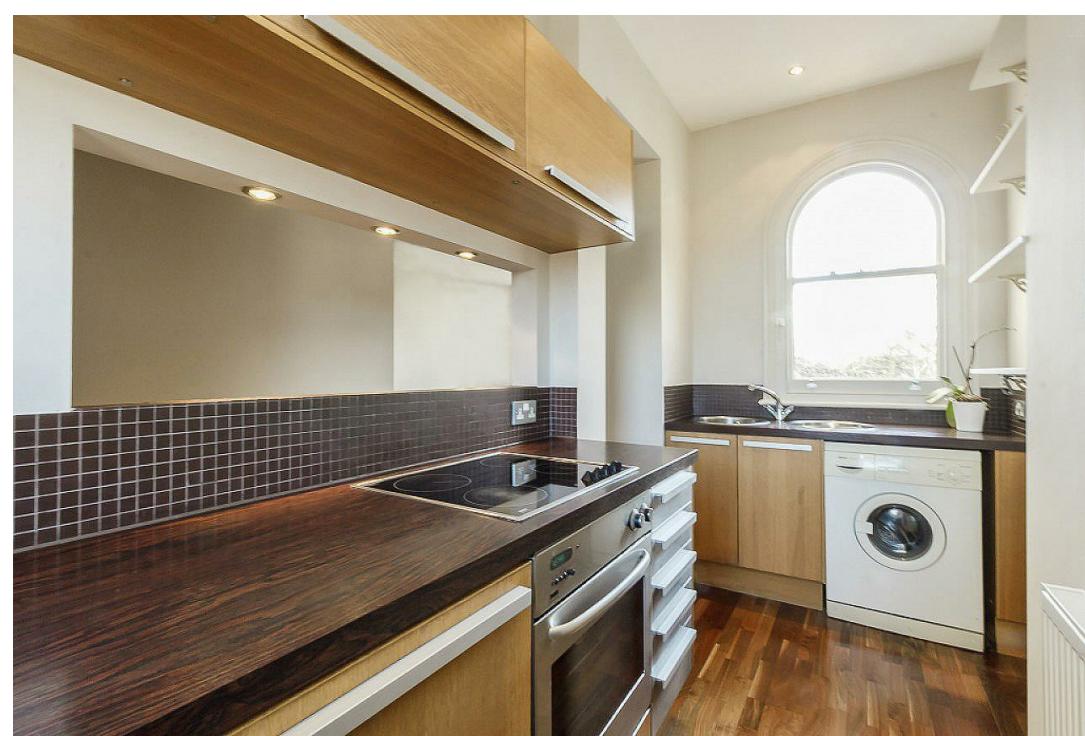


Herne Hill, SE24 | Offers In Excess Of £399,995

02087029555

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

**pedder**  
We live local



# In General

- Impressive building
- Reception with large windows
- Compact kitchen
- Double bedroom
- Good transport links
- Off street parking

# In Detail

A characterful, airy, one-double bedroom apartment for sale within a striking, distinctive building on Herne Hill SE24 (zone 2). The property is offered to the market chain free and has the huge bonus of off-street parking — a real rarity in this popular central location.

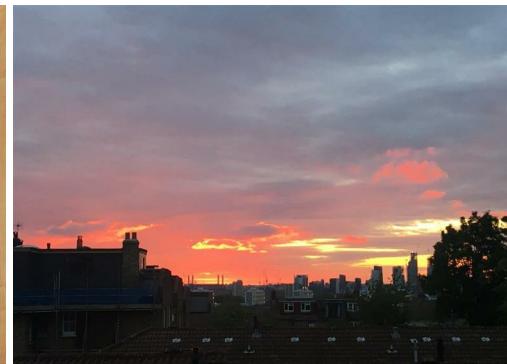
This attractive first-floor period apartment features a generous living room with plenty of space for dining, elegant large sash windows offering pleasant views over the communal garden to the front. The property includes a well-proportioned modern kitchen, a stylish contemporary bathroom, and a spacious double bedroom. Additional highlights include excellent storage throughout, high ceilings, and wonderful natural light.

The building has recently undergone extensive renovation including a new roof, chimneys, steps, external redecoration and new windows — a huge benefit for any new owner, preserving the charm while ensuring modern comfort.

Central Herne Hill offers a popular range of restaurants & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and easy access to the vast expanse of Brockwell Park with its lido & café. Various bus routes serve the local roads.

Early viewings are highly recommended.

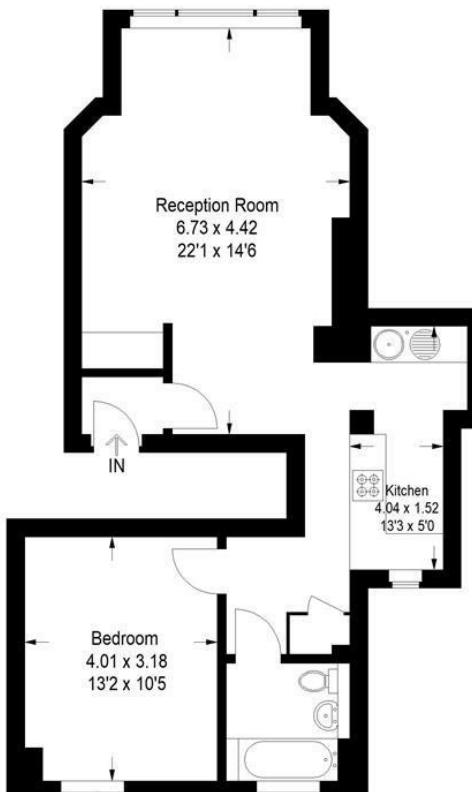
EPC: D | Council Tax Band: C | Lease: 99 years remaining | GR: £10 pa | SC: £1,596 pa



# Floorplan

Herne Hill, SE24

Approximate Gross Internal Area  
58.2 sq m / 626 sq ft



First Floor

Copyright www.pedderproperty.com © 2023

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.

