



Brockwell Park Gardens, SE24 | Guide Price £1,250,000

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# In General

- Double reception
- Kitchen & utility
- Four double bedrooms
- Bathroom plus two wc's
- Overlooking Brockwell Park
- Close to transport links
- Chain Free
- Prime for modernisation

# In Detail

A rare opportunity to acquire a four bedroom house requiring refurbishment.

Nestled on Brockwell Park Gardens, a peaceful, tree-lined road, directly overlooking the expansive greenery of Brockwell Park. This well appointed house presents a unique opportunity for those looking to create a dream home from the ground up.

Whilst the property could benefit from some refurbishment, this property offers generous proportions, some original features, and provides ample potential for extension (STPP) and reconfiguration to suit contemporary living.

The accommodation comprises a welcoming hallway, spacious double reception room, kitchen, downstairs wc, 4 good-sized bedrooms, separate wc & family bathroom. The front garden has a variety of flowers & shrubs, the South facing rear garden is ideal for families and/or those who like to entertain or relax in the afternoon & evening sun, and there is secure side access.

Herne Hill centre offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars), and various bus routes serve the location.

Offered chain-free. Viewings are highly recommended.

EPC: D | Council Tax Band: F

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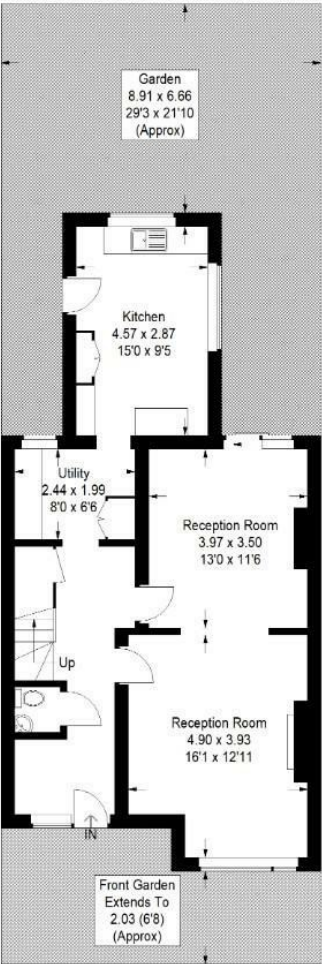
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# Floorplan

Brockwell Park Gardens, SE24

Approximate Gross Internal Area  
137.9 sq m / 1484 sq ft

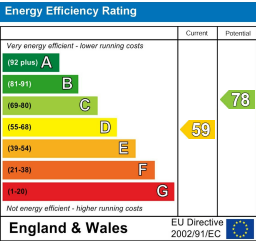


Ground Floor



First Floor

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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.



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