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

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# In General

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

# In Detail

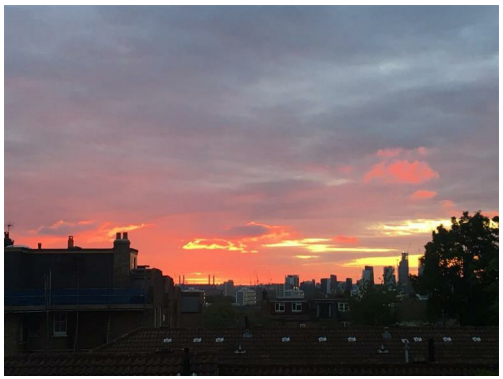
A characterful, airy, one-double bedroom apartment for sale within a striking, distinctive building on Herne Hill SE24 (zone 2). The property is offered to the market chain free and has the huge bonus of off-street parking — a real rarity in this popular central location.

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.

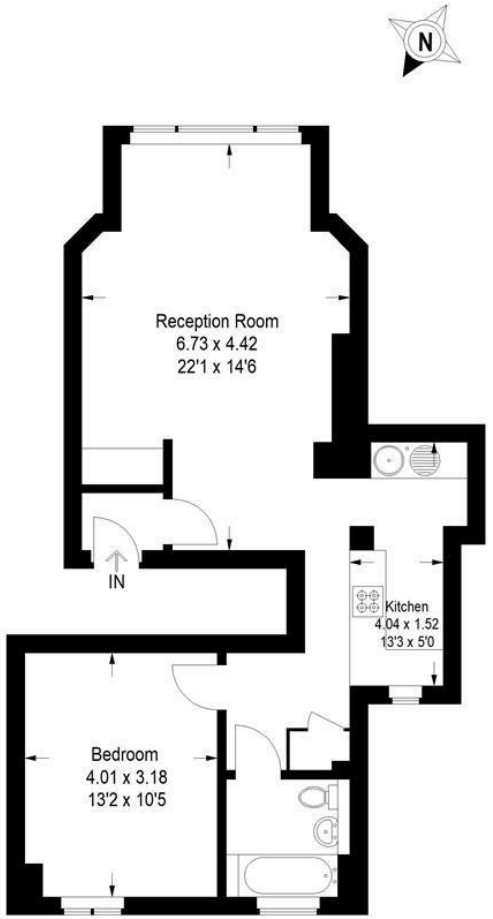
EPC: D | Council Tax Band: C | Lease: 99 years remaining | GR: £10 pa | SC: £1,596 pa



# Floorplan

## Herne Hill, SE24

**Approximate Gross Internal Area**
**58.2 sq m / 626 sq ft**




**First Floor**

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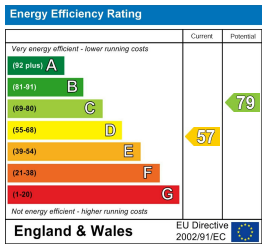
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,shapes and compass bearings before making any decisions reliant upon them.

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