

Deronda Road, SE24 | Offers In Excess Of £650,000

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In General

- Garden flat
- Kitchen/reception room
- Two double bedrooms
- Bathroom & separate wc
- Good-sized storage cellar
- Garden Studio
- Landscaped rear garden
- Popular residential road

In Detail

A fantastic opportunity to purchase a two double bedroom garden flat with Garden Studio on Deronda Road, a popular tree-lined residential road in Herne Hill.

The accommodation comprises a good-sized reception room with windows & double doors opening onto the garden, the kitchen comprises a range of wall & base units with butcher block effect work surfaces, integrated one & a half bowl ceramic sink, slimline dishwasher, and oven & hob, and there is ample space to dine.

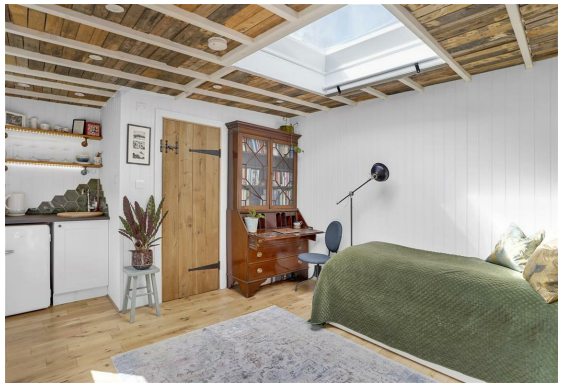
The principal bedroom is at the front of the property with a large bay window affording plenty of natural light (new double glazed sash effect), feature fireplace, picture rail and double wardrobe to one alcove. The second double bedroom has a built-in wardrobe and double doors to the side return. The bathroom has a white suite with double ended bath. There is a separate wc. A good-sized cellar offers plumbing for a washing machine, sink unit, and lots of storage space.

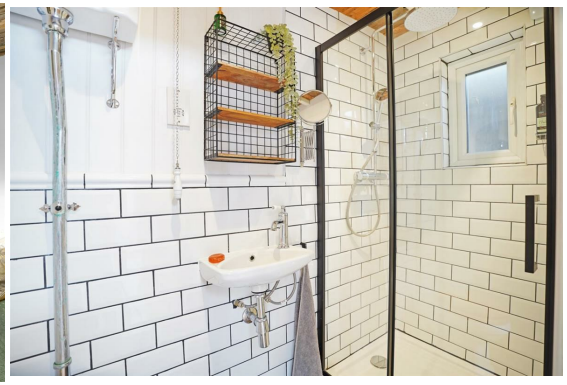
The landscaped rear garden has a paved area directly outside the reception and that wraps around the side return, the garden is mainly laid to lawn with railway sleepers forming large borders stocked with mature trees, plants, and flowers to include ceanothus, olive tree, lupins & roses. An irrigation system has been fitted. A high-quality ancillary garden studio positioned within the rear garden, currently arranged as a wellness and treatment space/home office. The studio provides versatile additional accommodation ideal for professional home working, creative use, fitness, therapy or guest overflow associated with the main residence. The space includes a shower room/wc and refreshment area supporting its day-to-day ancillary use.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its cafe & lido.

EPC: C | Council Tax Band: C | Lease: 91 years remaining | SC: Nil | GR: £10.00 pa | BI: 379.





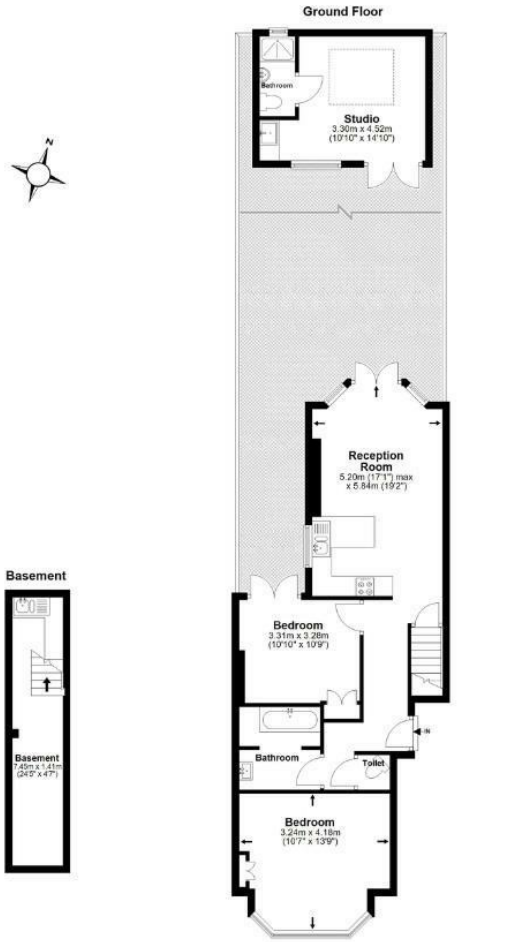




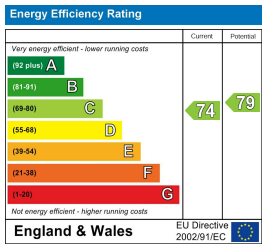
Floorplan

Deronda Road, SE24
Total* = 86.6 sq. m / 931.9 sq. ft
Ground Floor = 76.1 sq. m / 819.1 sq. ft
Basement = 10.5 sw. m / 112.7 sq. ft
[ ] = Reduced head room below 1.5m

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*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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