



Deerbrook Road, SE24 | Offers In Excess Of £325,000

02087029555

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

**pedder**  
We live local



# In General

- Chain Free
- Newly decorated throughout
- Spacious reception
- Kitchen
- Two bedrooms
- Close to transport links

# In Detail

Offered to the market Chain Free. This is a good-sized two bedroom second floor flat within this impressive building on tree-lined Deerbrook Road in Herne Hill, SE24. The property has recently been redecorated and there are stripped floorboards throughout.

There is a spacious reception room with window to the front, the kitchen has a range of wall & base units, roll top work surfaces and inset sink, inset oven & hob with extractor above, space for fridge/freezer, plumbing for washing machine. There are two bedrooms and a white bathroom suite.

Deerbrook Road is a popular location with various bus routes traversing local roads. Tulse Hill railway station is closest to the property.

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


EPC: D | Council Tax Band: B | Lease: 62 years remaining | SC: £1,484.01 pa | GR: £150 pa | BI: TBC

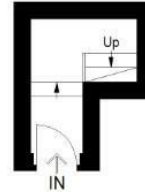


# Floorplan

**Deerbrook Road, SE24**

Approximate Gross Internal Area  
58.0 sq m / 624 sq ft

 = Reduced Headroom Below 1.5 M / 5'0"

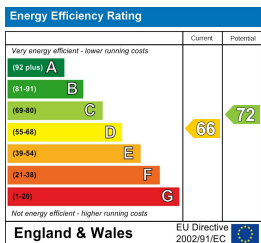


**First Floor**



**Second Floor**

Copyright www.pedderproperty.com © 2025  
 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.