

**Chaucer Road, Herne Hill, SE24**

2 bedroom flat - conversion for sale

**£725,000**

Leasehold

## Property Details

A beautiful two double bedroom flat with a garden on a highly popular road in the heart of Poet's Corner, split over the first and second floor of a handsome Victorian conversion. A bright reception room spans the width of the property, offering plenty of space to dine or lounge in front of the feature fireplace. Adjacent sits a grand dine-in kitchen, wooden work surfaces span soft green cabinetry offering vast storage space and integrated appliances and space to accommodate a dining area. Subject to necessary permissions, the positioning of these two rooms provides the opportunity for the new purchaser to create one open plan room should they prefer. On the upper floor, a large principal suite boasts a double bedroom, walk-in dressing area and en-suite bathroom. A further double bedroom is nestled to the rear, enjoying leafy sunny views over the garden. Offering a layer of privacy, the second bathroom separates the bedrooms. This stunning home also benefits from access to a large South-East facing garden, ideal for summer BBQs, soaking up the sun, or enjoying a friendly chat to the neighbour with whom this spot of green is shared.

Council tax band D    EPC rating D (68)

## Features

- Two bedrooms
- Two bathrooms
- Victorian split-level conversion
- Large South-East facing shared garden
- Over 900 square feet of internal space
- Beautifully presented throughout
- Sought after-location in Poet's Corner
- Moments to Brockwell Park
- Herne Hill station in eight minutes
- Brixton tube a thirteen minute stroll away



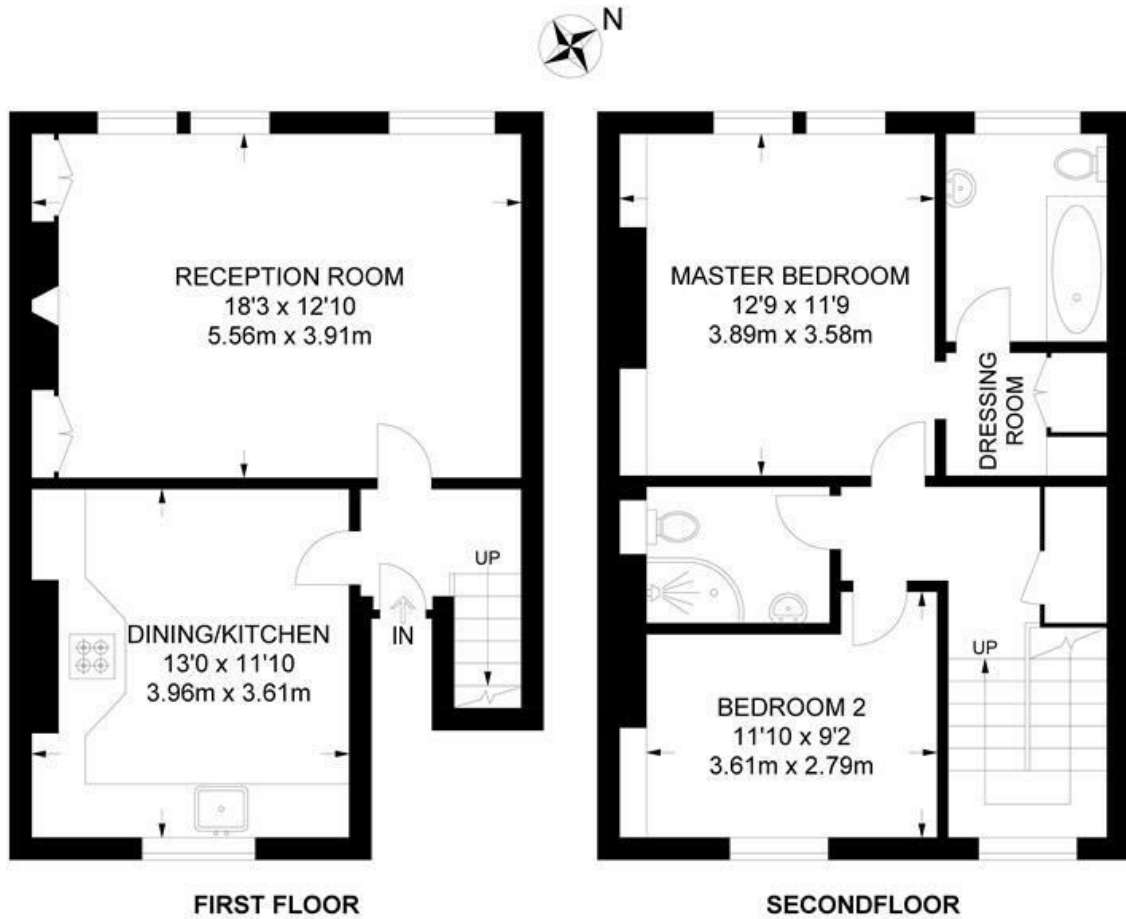


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APPROXIMATE TOTAL INTERNAL AREA: **910 SQ FT / 84.5 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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