Keating K Estates

Effra Parade, Herne Hill, SW2

2 bedroom flat - purpose built for sale

£399,950

Leasehold

Property Details

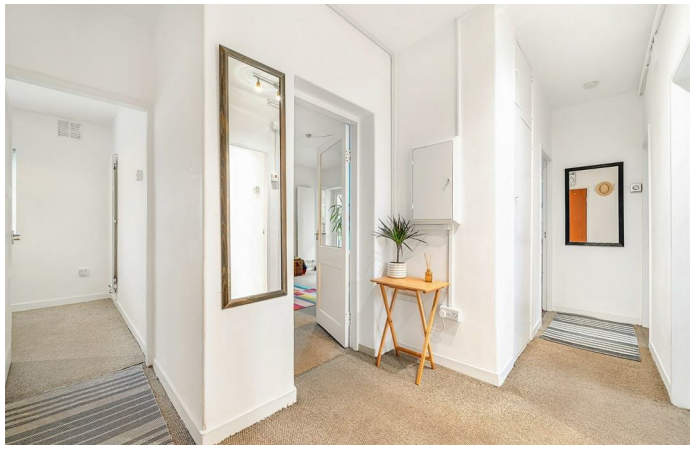
A beautiful two double bedroom purpose built flat with a private terrace, located on the first floor this appealing property has secure entrances on both Effra Parade and Chaucer Road in Poet's Corner. All rooms are well-proportioned and the flat will charm those looking in both Brixton and Herne Hill, moments from Brockwell Park. The reception room has comfortable dimensions to lounge whilst still accommodating a dining table and a patio door provides access to the terrace. A separate kitchen is equipped with all the essentials whilst still allowing for storage and space to dine, plus access out to the terrace. Enjoying a South-East facing aspect the private terrace is low-maintenance, providing the opportunity to dress with plants and feature lights. Both bedrooms are spacious doubles, with built in wardrobes, set at opposing sides of the property to provide privacy. The bathroom is fitted with both bath and shower with a separate WC adjacent. Should the new purchaser prefer, there is the potential to combine into one bathroom subject to permissions. Additional hallway cupboards provide further storage. Neutrally and well-presented this versatile home offers a blank canvas for a stress-free move.

Council tax band B EPC rating C (74)

Features

- Two double bedrooms
- Private South-East facing terrace
- Secure purpose built
- Almost 670 square feet of internal living space
- Quietly tucked away
- Moments to Brockwell Park
- Herne Hill station an eight-minute walk away
- Brixton tube station a twelve-minute stroll away
- Multiple day and night buses
- Chain-free

Keating Estates



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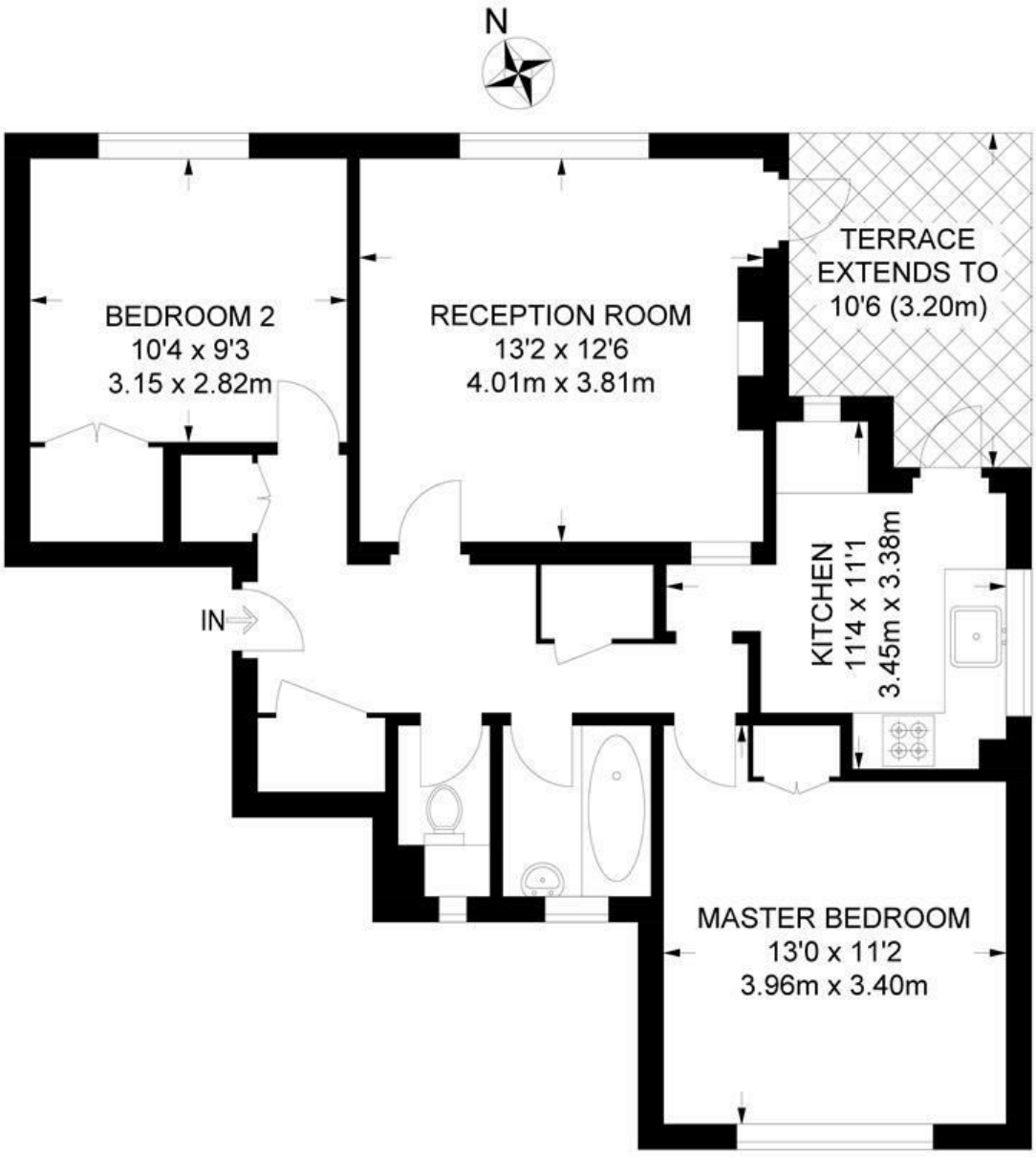
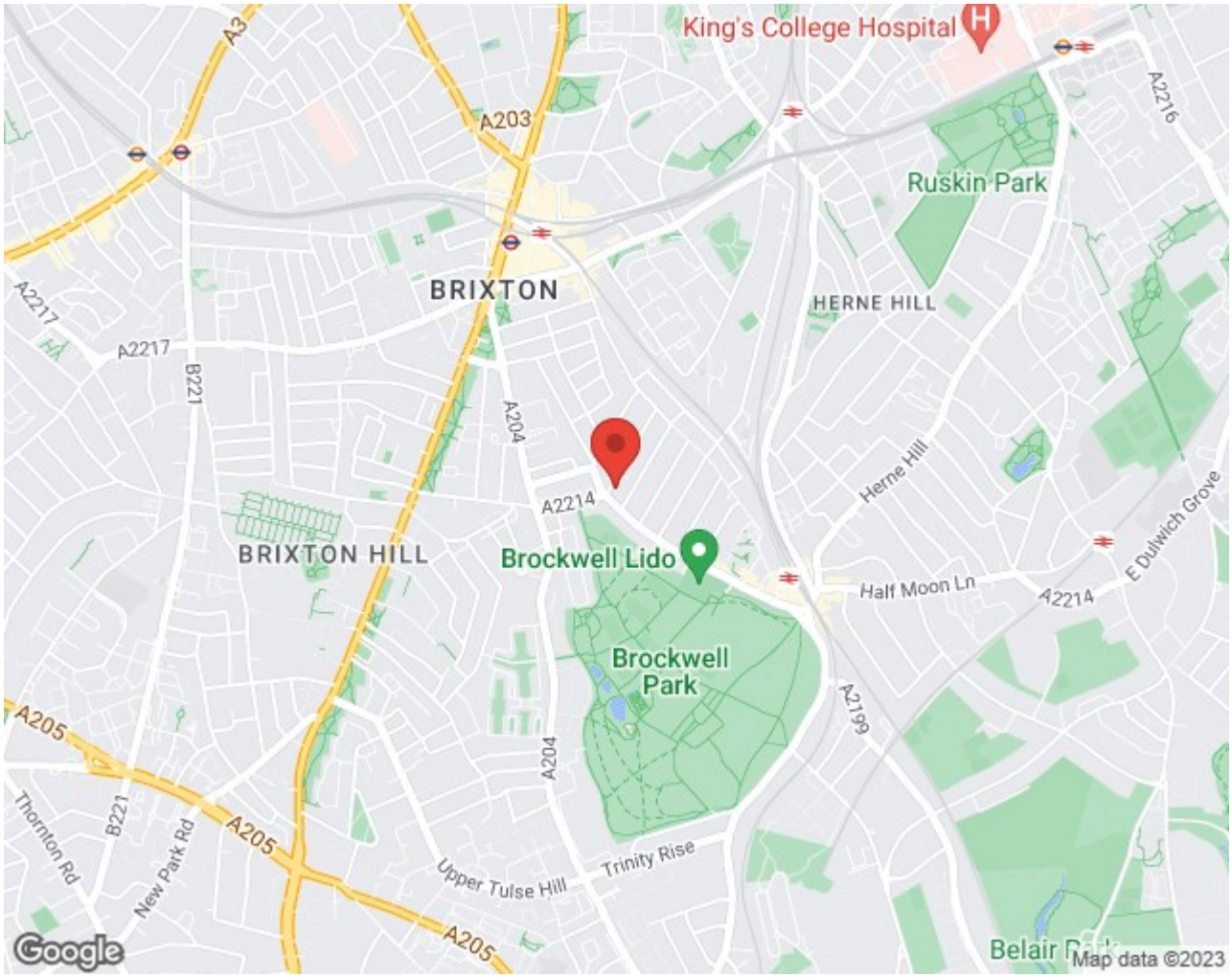
2 Bedroom Flat

APPROXIMATE TOTAL INTERNAL AREA: **669 SQ FT / 62.2 SQ M**



FIRST FLOOR

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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