

**Herne Hill, Herne Hill, SE24**

1 bedroom flat - conversion for sale

**£435,000**

Share of Freehold

## Property Details

An outstanding one bedroom garden flat, delightfully arranged over the ground floor of a handsome period terrace, set back from the street on Herne Hill. This beautifully presented flat is sure to appeal, offering a smart layout which maximises the space, perfectly positioned close to Brockwell Park and central Herne Hill. Nestled behind a light-drenching bay window, a comfortable double bedroom boasts high corniced ceilings, stripped wooden flooring and alcove storage with built-in wardrobes. Displaying similar character, a welcoming reception sits adjacent, overlooking the garden with ample space to dine or lounge in front of the working wood-burning stove. The generous kitchen offers aesthetic appeal with generous storage and a contemporary finish with homely touches such as the parquet flooring and leafy views. The bathroom is neutral, furnished with both bath and shower. With direct access via a large-pane patio door in the kitchen, the vast garden is set to the rear, ideal for summer BBQs or occasionally catching up with a friendly neighbour who shares this wonderfully spacious spot.

## Features

- One double bedroom
- Direct access to huge shared garden
- Victorian conversion
- Separate kitchen and reception
- Wood burner
- Local amenities of Herne Hill on the doorstep including Brockwell Park
- Herne Hill station a two-minute stroll
- Brixton a seventeen-minute walk
- Share of freehold
- Chain-free

Council tax band B    EPC rating D (60)

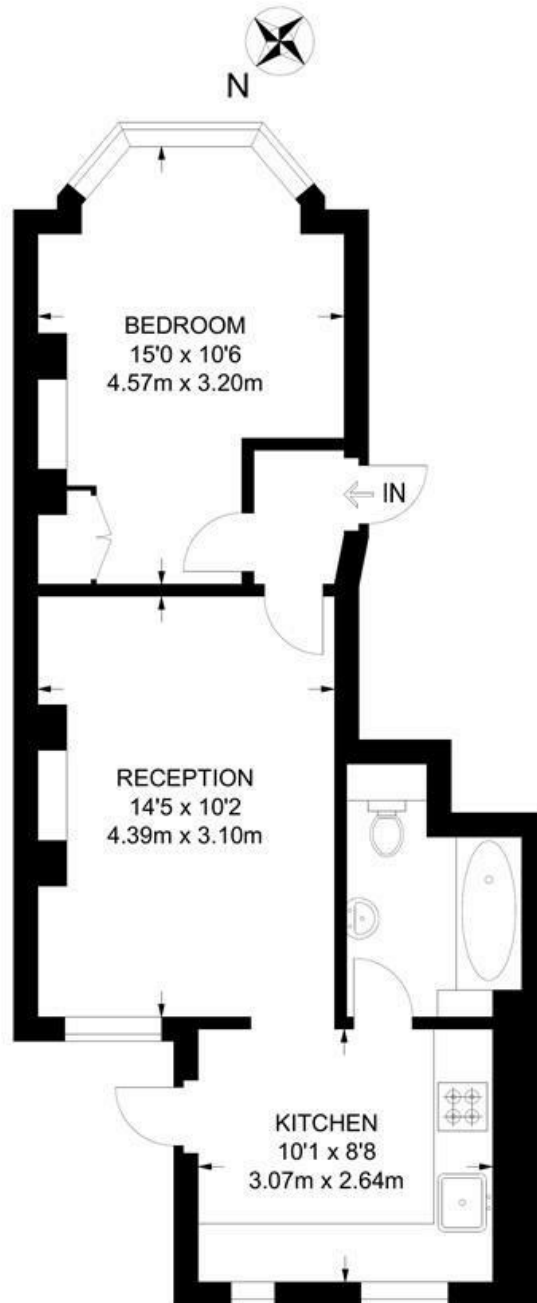




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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **447 SQ FT / 41.5 SQ M**



**GROUND 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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