

**Herne Hill, SE24**

2 bedroom flat - conversion to let

**£495 Per Week**

Unfurnished

## Property Details

Keating Estates are proud to present to market a bright and spacious split two double bedroom garden flat, occupying the ground and first floor of one of the sought-after Victorian townhouses in Herne Hill, quietly nestled just a five-minute stroll to central Herne Hill and the ever-popular Brockwell Park just a minute further.

The open plan reception room is a welcoming heart of the home, packed full of characterful charm from wood flooring flooring creating comfortable space in which to lounge, dine and cook in the contemporary and modern kitchen. The property comes with a private rear garden, a beautiful and mature open green space that is perfect for savouring the British summer. Of further benefit, this appealing home comes with the addition of a garden home office makes this the perfect home for those who don't have to go into the office but need privacy to conduct their business. On the first floor Both bedrooms are doubles and equal in size which is rare to find then followed by a family sized contemporary bathroom completes this property.

Situated in the ever-popular area of Herne Hill which offers an array of amenities such as boutique shops, cafes, restaurants, and pubs. The Herne Hill Market is a popular attraction and takes place every Sunday, featuring local produce and crafts. Herne Hill Station is a seven-minute stroll away, providing excellent transport links across London, including direct access to Victoria, Blackfriars, and

## Features

- Two double bedrooms
- Open plan reception
- Private Garden
- Garden home office
- Newly decorated
- Close to Brockwell park
- Moments away from Herne Hill Station

Council tax band D      EPC rating (null)



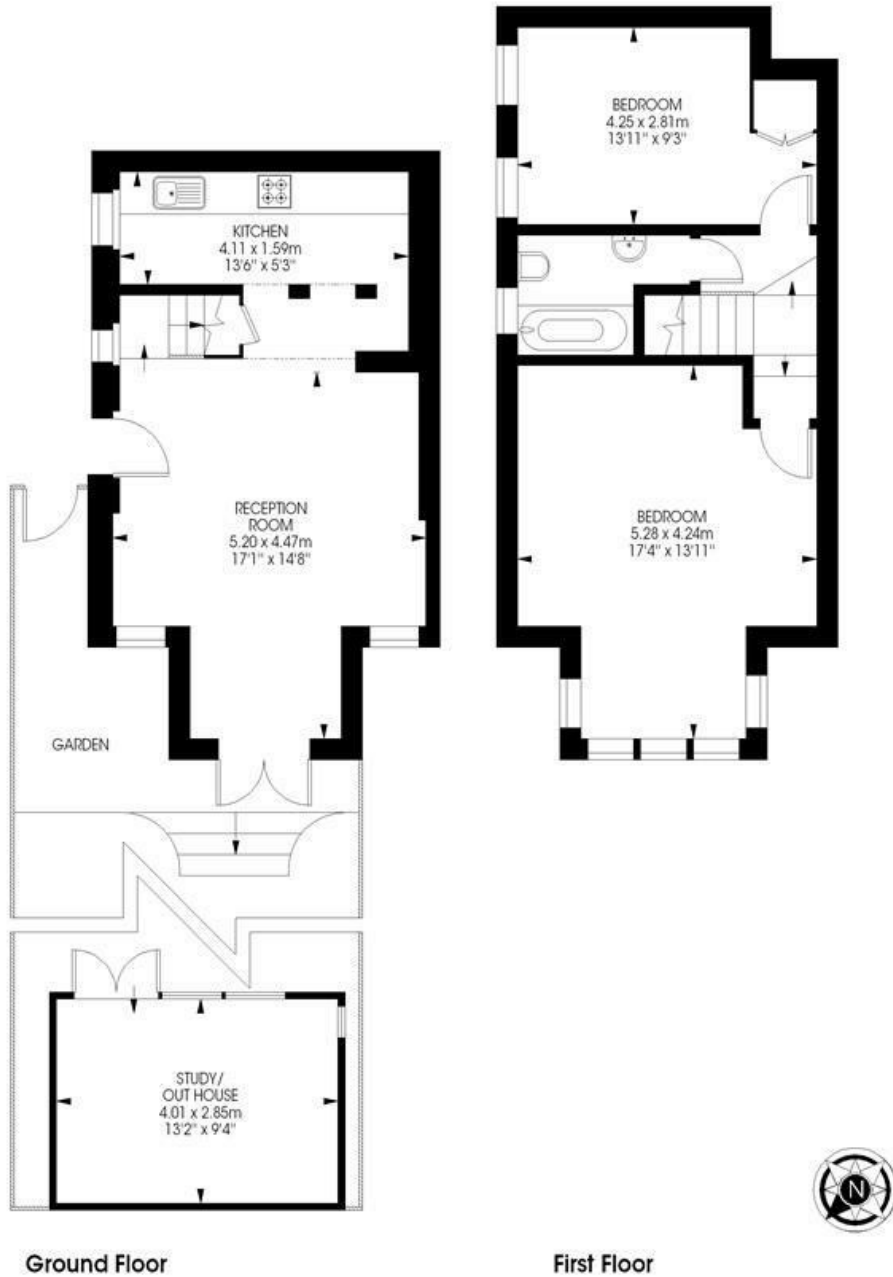
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**2 bedroom flat**

Approximate internal area:  
(Excluding Out House)  
Out House area:

**754 sqft / 70 sqm**

**125 sqft / 11.61 sqm**



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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