



**Chaucer Road, Herne Hill, SE24**

1 bedroom flat for sale

**£425,000**

Leasehold

## Property Details

A charming one bedroom flat for sale on Chaucer Road, set within a handsome Victorian property within the sought-after Poet's Corner, moments from Brockwell Park in Herne Hill with ease of access to the amenities of Brixton. The layout of has been configured with minimal hallways, maximising the square footage on offer. A spacious open-plan reception room is packed with character, from multiple large sash windows, to high corniced ceilings and a feature fireplace, with space to lounge, dine and cook. The integrated kitchen is styled in a chic country fashion with wooden work surfaces spanning shaker style cabinetry providing generous storage. A sizeable double bedroom with built-in wardrobes enjoys leafy views over the gardens below. The bathroom is contemporary with rain head shower cubicle and heated towel rail, finished in modern grey tiling. Completing this attractive home is additional storage in the hallway cupboard. With Brockwell Park, Herne Hill's pubs and restaurants and Brixton all on your doorstep, this lovely flat will appeal to a wide range of purchasers from first-time buyers, investors to those looking for a well-located pied-à-terre.

## Features

- One double bedroom
- Victorian conversion
- Sought-after location in Poet's Corner
- Characterful features
- Bright and airy
- Brockwell Park at end of the road
- Herne Hill station in eight minutes
- Brixton tube a twelve minute stroll
- Chain-free

Council tax band B    EPC rating D (66)





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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **394 SQ FT / 37 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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